GETTING THE MOST OUT OF THE GUIDE

Start with the Housing Facts section. This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.

Read about different neighborhoods and narrow down your search to parts of the city that you like most.

Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.

Visit VeryApt.com to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Nashville. We asked students to rate their apartments on a scale of 1-10 across six categories:

- Overall
- Value
- Management
- Amenities
- Location
- Safety

Based on their feedback, we compiled a list of the best apartment buildings for Vanderbilt Med students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
Where Vanderbilt Med students live

- 50% Midtown
- 35% Hillsboro Westend
- 10% Downtown Nashville
- 5% Other (<5% each)

Who Vanderbilt Med students live with

- 20% Alone
- 20% Spouse/partner
- 60% Roommate (excluding spouse/partner)

What type of properties Vanderbilt Med students live in

- 50% Large property (50+ units)
- 35% Small property (2-9 units)
- 15% Mid-size property (20-49 units)

What size residences Vanderbilt Med students live in

- 2% Studios
- 38% One bedrooms
- 40% Two bedrooms
- 20% Three or more bedrooms

Distribution of property ratings

- 10% 0 - 6.9
- 15% 7 - 7.9
- 25% 8 - 8.9
- 50% 9+

Average rent by apartment size

- $1,265 Studio
- $1,400 1BR
- $2,000 2BR
- $2,700 3BR

Rent versus own

- 90% Rent
- 10% Own

Commute methods

- 60% Walking
- 25% Driving
- 10% Biking
- 5% Public Transit

19% of Vanderbilt Med students live with pets
Rent with Confidence

Time Savers

All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service

On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

Intelligent Search

Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Gene Williams
VP Strategic Development, VeryApt
genew@veryapt.com
Midtown
Buzzing and Diverse Collegetown

ABOUT MIDTOWN

Located Southwest of Downtown Nashville, Midtown offers buzzing Nightlife, shows, and rock gigs. With a variety of bars and parks, there is plenty to do in this district. It is both walkable and lies near downtown making it very convenient as a living option. Midtown is home to Vanderbilt University, creating a huge student hub.

- nightlife
- Broadway
- Rock gigs
- Walkable
- Centennial Park

MEDIAN RENTS IN MIDTOWN

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,460</td>
<td>$1,585</td>
<td>$2,120</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT MIDTOWN

★★★★★
Review by Med Student

Midtown offers fun options for the weekend and convenience while commuting. It’s a busy part of town but it’s safe to walk to campus.

★★★★★
Review by Med Student

The area is great. Easy access to bus stops for transportation, but within walking distance to many attractions.
Hillsboro Westend
A vibrant, boutique neighborhood

ABOUT HILLSBORO WESTEND

Hillsboro Village features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment. With a great collection of shops, boutiques, and restaurants, there is never a dull moment here.

- Boutique
- Historic
- Walkable
- Great Eats

MEDIAN RENTS IN HILLSBORO WESTEND

<table>
<thead>
<tr>
<th>Type</th>
<th>Median Rent</th>
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<tr>
<td>1 Bedroom</td>
<td>$1,495</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$2,119</td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT HILLSBORO WESTEND

Review by **Med Student**

Hillsboro Village has a cute downtown with some good coffee shops and stores. I love being able to walk 5 min from my apt to restaurants because parking can be tricky. That said, I do hear a lot of traffic since my bedroom window faces 21st Ave S.

Review by **Vanderbilt Med Student**

Really great location, especially if you want to avoid paying for parking on campus. Definitely walkable to school and nearby eats. Uber’s to other parts of town are usually pretty cheap.
Downtown Nashville
Cultural hotspot for business, travel, and music

ABOUT DOWNTOWN NASHVILLE

Downtown, a hotspot for tourism and music, is centered around "The District" which features a plethora of bars and restaurants with live music. In general, music attractions, boutique hotels, art galleries and chef-driven restaurants populate the local scene. Very walkable and convenient, there is plenty of fun to be had moving around Nashville’s downtown area.

Buzzing  Live Music  Crowded
The District

MEDIAN RENTS IN DOWNTOWN NASHVILLE

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td>$1,385</td>
<td>$1,499</td>
<td>$2,158</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN NASHVILLE

Review by **Nashville Resident**

Pros - Very convenient to all the downtown Nashville burrows. Great food &amp; shopping all within walking distance.
Cons - Lots of construction going on at the moment so it can get quite noisy and trafficked at certain times.

Review by **Med Student**

The North Gulch section of downtown is definitely an up-and-coming area. A Publix and other shops are being built right next door. Super walkable.
The ONLY Apartments on Centennial Park

INCLUDED:
- Fiber Optic Internet & 48 Channels Satellite
- Fully Equipped Fitness Center
- Multifunctional Club Room
- Spin/Yoga Room
- Heated Rooftop Pool
- Rooftop Deck
- Sky Lounge with views of Centennial Park
- Covered Parking

Now leasing 1 & 2 Bedroom Apartments. Stop by today to tour your new home!

#LivethePark

220 25th Avenue N, Nashville, TN 37203
## APARTMENT RATINGS

### KEY

- **Excellent for a category**
- **Great**
- **Average**
- **Below average**

- **$1650+ per renter**
- **$1470- $1649**
- **$1290- $1469**
- **< $1290**

*Prices subject to change and may vary significantly by room type.*

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
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<tbody>
<tr>
<td>Acklen West End</td>
<td>Apt 9.1</td>
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<td></td>
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<tr>
<td>Blackstone Apartments</td>
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<td>Bristol West End</td>
<td>Condo 9.0</td>
<td>$$$$</td>
<td>✔</td>
<td>✔</td>
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<td>Charlotte at Midtown</td>
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<td>Opus 29</td>
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<td>Park Central</td>
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<td>Summit at Nashville West</td>
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<td>The Metropolitan</td>
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</tbody>
</table>

*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.***
Student Loans

Low rates. Fast funding.

Laurel Road has low student loan interest rates to help finance your postgraduate education, with no origination fees or prepayment penalties.

- Low, personalized rates
- Easy online application
- Flexible repayment terms
- Post-graduation employment discount!

Check My Rates

Laurel Road is an FDIC Member bank that has helped thousands of postgraduate professionals refinance over $4 billion in federal and private school loans. Compare our rates to Federal PLUS loan rates and fees to find out how we stack up against other lenders.

1. You may receive reduction of interest rate up to 0.25% subject to confirmation of graduation with an eligible degree and employment with an annual salary of at least $100,000. More information about the discount is available during the application process.

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MOST POPULAR
Buildings with the most Vanderbilt Med students
READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Lots of other Vanderbilt Med students
- Excellent location
- Lively social experience
- Easy to meet with classmates for school work

TOP 5

1st
BRISTOL WEST END
Midtown, 3000 Vanderbilt Pl
$4,050
15+ PEOPLE

Review by Vanderbilt Med Student
“It’s a 10 minute walk to Vanderbilt campus. There is also a shuttle that stops directly in case of rain or rush. Lots of medical students live in Bristol so it’s convenient to see people. Great pool, gym on premise, updated lounge.”

2nd
CHARLOTTE AT MIDTOWN
Midtown, 2400 Charlotte Ave
$2,300
10+ PEOPLE

Review by Vanderbilt Med Student
“The building is great - there is a huge study room on the fifth floor that has a Starbucks coffee machine (with three different types of coffee, hot chocolate, and tazo tea). It’s usually quiet and has lots of different study spaces + a conference room if you need to do group work. The gym is way nicer than a normal apartment gym (has a stair master!!) The lounge areas on the first floor are also really great. There’s free food like once a week at apartment events.”

2nd
THE MORRIS
Midtown, 818 19th Ave S
$2,000
10+ PEOPLE

Review by Vanderbilt Med Student
“I’ve really enjoyed my apartment at the Morris! Although it may be expensive, I genuinely and firmly believe it was worth the investment.”

Studio
1 BR
2 BR
3 BR
$1,300
$1,550
$2,300
$4,050
HIGHEST RATED

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

- High-end amenities
- Close proximity to work/school
- Nearby stores/grocery
- Excellent management

TOP 5

<table>
<thead>
<tr>
<th>Rank</th>
<th>Building Name</th>
<th>Overall Rating</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>ELEMENT MUSIC ROW</td>
<td>10.0</td>
<td>Studio $1,350</td>
</tr>
</tbody>
</table>
| 1st  | THE MELROSE            | 10.0           | 1 BR $1,600
| 1st  | ACKLEN WEST END        | 9.1            | 2 BR $2,400
| 3rd  | THE LAKES OF BELLEVUE  | 9.0            | 3 BR $4,150
| 4th  | OPUS 29                | 8.0            |       |

Review by Vanderbilt Med Student
“Great building! Can’t beat this place.”

Review by Vanderbilt Med Student
“Not too far from campus; easily accessible to highways; 5 minutes from downtown; walking distance to nightlife.”

Review by Vanderbilt Med Student
“Living at Acklen has been great! It is super convenient to both the 3401 and Crystal Terrance VUMC bus route, making it easy to get to school and you don’t have to pay for parking. The management is nice and responsive. We have a few social events a month. I honestly have no complaints about living here!”
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

✓ Great price-to-space trade off
✓ Good location
✓ Solid amenities and basic features

Studio $1,100 1 BR $1,250 2 BR $1,800 3 BR $2,600

TOP 5

1st
ACKLEN WEST END
Midtown, 111 Acklen Park Dr
10.0 VALUE RATING

Review by Nashville Resident
“Acklen is great. I found them online before I moved to Nashville. The staff is fantastic and very helpful. On the day of move in, and my first time seeing the apartment, I decided I would prefer a different floorplan. The staff was very accommodating and I was in a new apartment within the hour. The amenities are above and beyond any other apartments I have seen here in Nashville. Acklen is extremely pet friendly, it seems like everyone has a dog. Great dog-run area. Couldn’t have picked a better first apartment in Nashville!”

2nd
THE LAKES OF BELLEVUE
Nashville
9.0 VALUE RATING

Review by Vanderbilt Med Student
“Rent is affordable. No crazy amenities, but I like it here.”

2nd
THE METROPOLITAN
Green Hills
9.0 VALUE RATING

Review by Vanderbilt Med Student
“I have lived at the Metropolitan for 3 years now, and overall, it’s been a very good experience. My apartment is a 700 sq-ft 1 bed/1 bath that I share with my fiance and our cat. All the apartments have been renovated within the last ~5 years or so, with good appliances. The complex is clean and pretty quiet.”

4th
THE GROVE
8.4 VALUE RATING

5th
SUMMIT AT NASHVILLE WEST
7.0 VALUE RATING
Townhomes: Smaller properties and how to find them

**ABOUT TOWNHOMES**

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

**WHY YOU SHOULD CONSIDER A TOWNHOME**

- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

**WHY YOU MAY WANT TO AVOID A TOWNHOME**

- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

**Finding a townhome**

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt’s Concierge Team who can help identify some options.

**Preparing for a townhome search**

Most Vanderbilt Med students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

**TIPS AND ADVICE**

**Reliable Landlords**

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.

**Noise and Neighbors**

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

**Lease Terms**

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
LANDLORD GRADES
and the Renting Process

<table>
<thead>
<tr>
<th>GRADE</th>
<th>LANDLORD</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-</td>
<td>Brookside Properties</td>
</tr>
<tr>
<td>A+</td>
<td>Carter-Haston Real Estate Services</td>
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<tr>
<td>A-</td>
<td>Cottonwood Residential</td>
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<tr>
<td>B-</td>
<td>Freeman Webb Companies</td>
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<tr>
<td>A+</td>
<td>Lincoln Property Company</td>
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<tr>
<td>B</td>
<td>MAA</td>
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<tr>
<td>A+</td>
<td>NTS Development Company</td>
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<tr>
<td>A-</td>
<td>RAM Partners</td>
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<tr>
<td>A+</td>
<td>Security Properties</td>
</tr>
</tbody>
</table>

Landlord Grades
Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

Understanding THE RENTING PROCESS

If this is your first time renting, here is a heads up on what the process is like:

Application process
You will be asked to fill out an application for an apartment. Likely this will include an application fee ($30-50) and potentially a deposit (up to one month’s rent). If you’re an international student, you may have to provide alternate information - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

After you’re approved
A landlord will often ask for a security deposit and prepaid rent. A landlord typically charges up to two months’ rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you give proper notification that you are moving out (typically 60-90 days), the landlord has 30 days to return the security deposit at the end of the lease. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

What to look out for
Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at contact@veryapt.com.