

REVIEWS AND ADVICE  
FROM 350+ CURRENT STUDENTS

**VANDERBILT MED**

# HOUSING GUIDE

## — 2019 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search

## TABLE OF CONTENTS

### 3 HOUSING FACTS

*Our data on housing*

### 4 ABOUT VERYAPT

*Using the VeryApt site alongside this guide*

### 5 MIDTOWN

*Neighborhood details*

5 Midtown

6 Hillsboro Westend

7 Downtown Nashville

### 9 DATA TABLE

*Compiled from Vanderbilt Med student reviews*

### 11 APARTMENT RATINGS

*Top apartments, based on the feedback of Vanderbilt Med students*

11 Most Popular

12 Highest Rated

13 Best for Value

### 15 LANDLORDS

*Ratings for landlords and management companies*

## 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](https://www.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](mailto:contact@veryapt.com).**

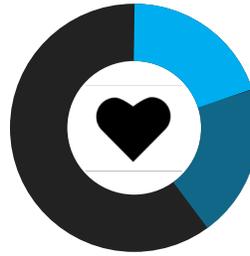
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation 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)

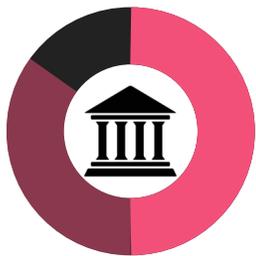
## Who Vanderbilt Med students live with



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

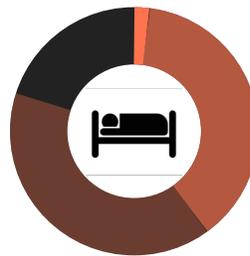
19% of Vanderbilt Med students live with pets

## What type of properties Vanderbilt Med students live in



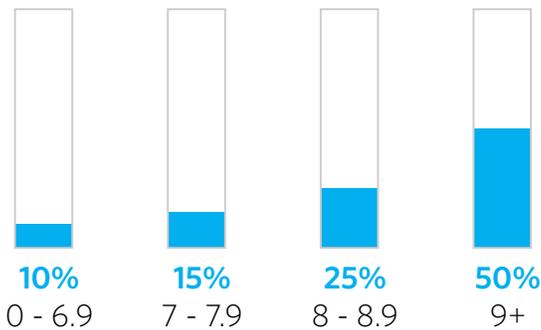
- 50%** Large property (50+ units)
- 35%** Small property (2-9 units)
- 15%** Mid-size property (20-49 units)

## 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



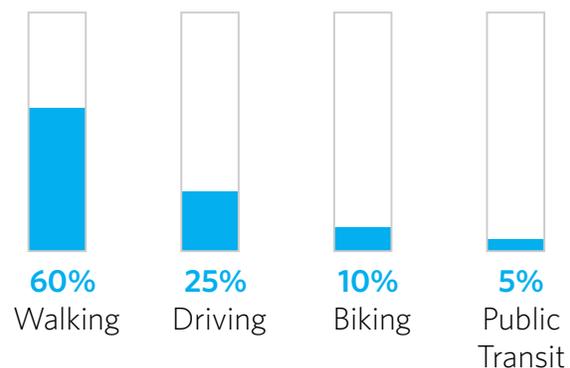
## Average rent by apartment size



## Rent versus own



## Commute methods



# Rent with Confidence

## Time Savers

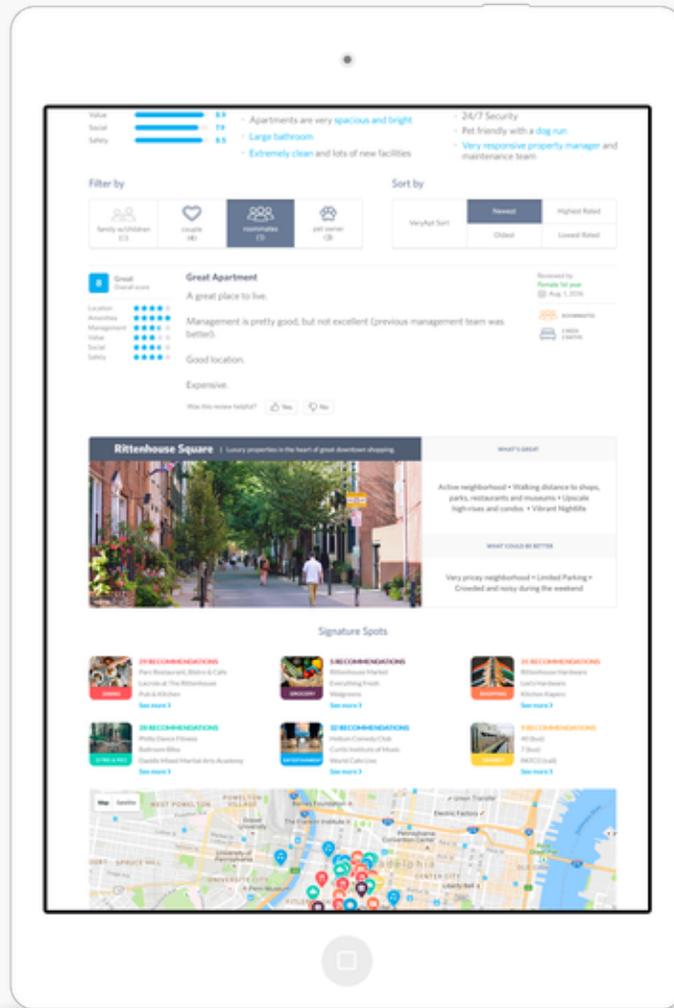


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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



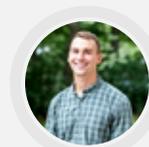
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## 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](mailto: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

**\$1,460**

Studio

**\$1,585**

1 Bedroom

**\$2,120**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT MIDTOWN



Review by [Med Student](#)

📍 THE MORRIS

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](#) 📍 CHARLOTTE AT MIDTOWN

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

**\$1,047**

Studio

**\$1,495**

1 Bedroom

**\$2,119**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT HILLSBORO WESTEND



Review by **Med Student**

**HAYES HOUSE**

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**

**2137 FAIRFAX**

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

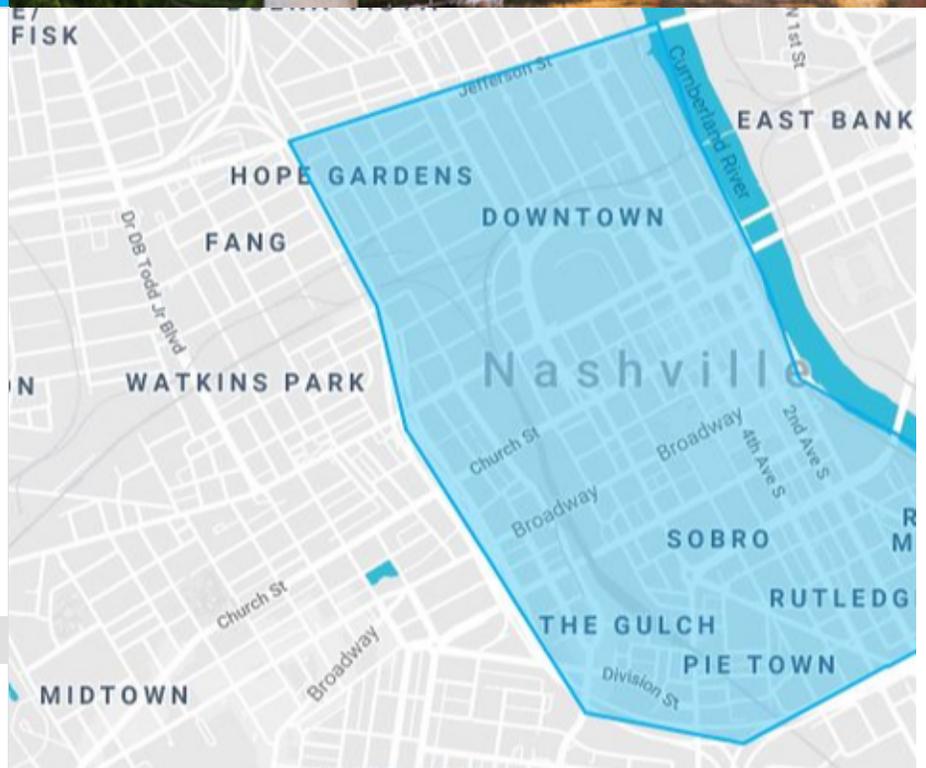
Downtown, a hotspot for tourism and music, is centered around "The District" which features a plethora of bars and restaurants with live music. In general, music attractions, boutique hotels, art galleries and chef-driven restaurants populate the local scene. Very walkable and convenient, there is plenty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

Buzzing

Live Music

Crowded

The District



### MEDIAN RENTS IN DOWNTOWN NASHVILLE

\$1,385

Studio

\$1,499

1 Bedroom

\$2,158

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DOWNTOWN NASHVILLE



Review by [Nashville Resident](#)

ELEVEN NORTH

Pros - Very convenient to all the downtown Nashville burrows. Great food & 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](#)

ELEVEN NORTH

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.

NOW LEASING 1 & 2 BEDROOM APARTMENTS. STOP BY TODAY TO TOUR YOUR NEW HOME!

*#LivethePark*

# 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



# APARTMENT RATINGS

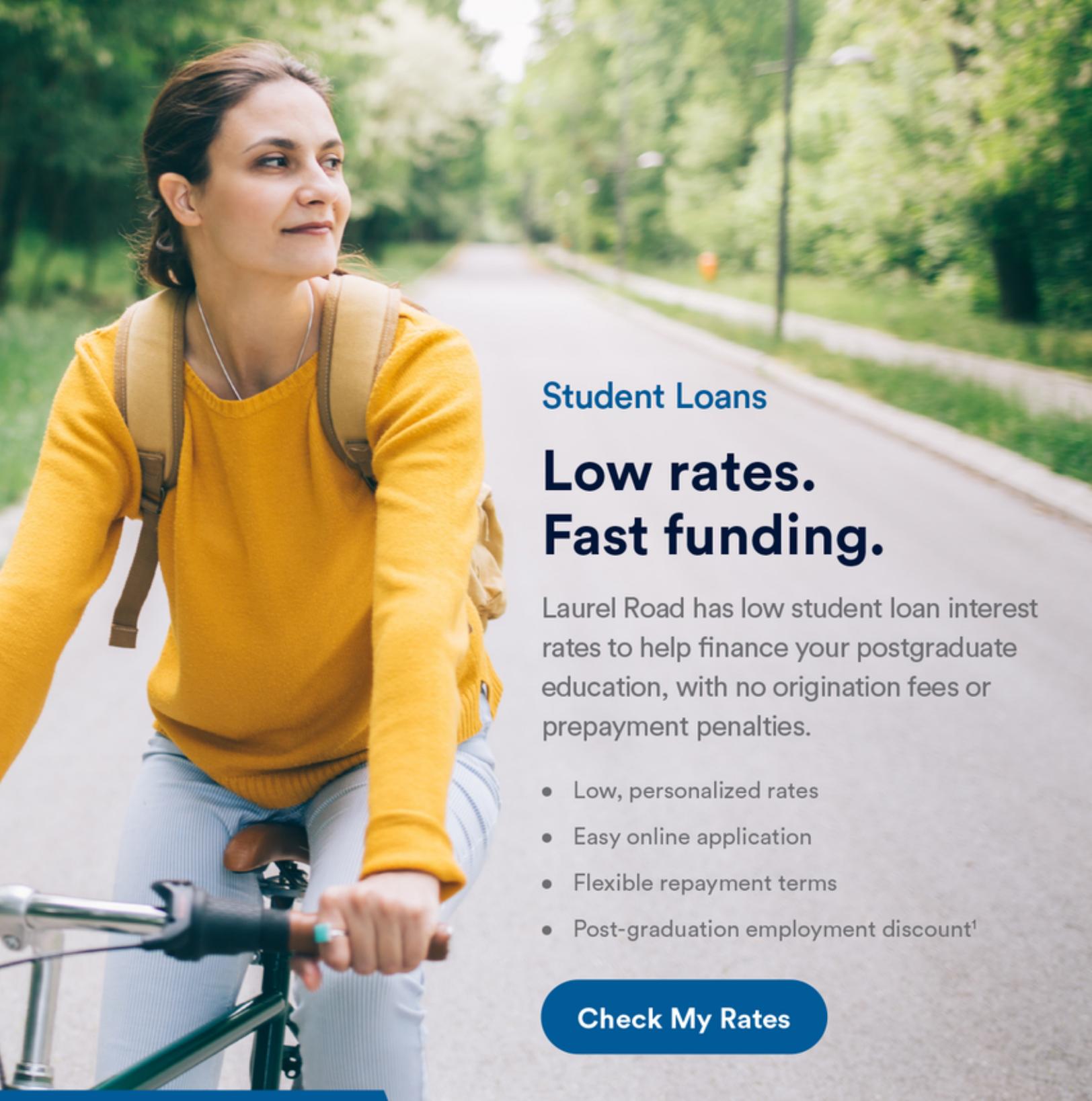
## KEY

- 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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Acklen West End	Apt	9.1	\$\$				●●	●●●	●●●●	●●●	●●●
Blackstone Apartments	Apt	6.0	\$		✓	✓	●	●	●●	●●	●
Bristol West End	Condo	9.0	\$\$\$\$	✓	✓	✓	●●●	●●●	●●●	●●●●	●●●●
Charlotte at Midtown	Apt	7.0	\$\$	✓		✓	●●	●●●	●●	●●	●●●
Element Music Row	Apt	10.0	\$\$\$\$		✓		●●●●	●●●●	●●	●●●●	●●●●
Eleven North	Apt	8.2	\$\$			✓	●●●	●●●	●●●	●●	●●●
Midtown Place	Apt	7.0	\$\$\$	✓			●●	●	●	●●●	●●
Opus 29	Apt	8.0	\$\$\$				●●●●	●●●●	●●	●●●●	●●●●
Park Central	Apt	8.9	\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
Summit at Nashville West	Apt	8.0	\$		✓		●●●	●●	●	●	●●
The Grove	Apt	9.0	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●
The Lakes of Bellevue	Apt	9.0	\$			✓	●●●●	●●●●	●●●●	●	●●●●
The Melrose	Apt	10.0	\$\$\$				●●	●●	●●●●	●●●	●
The Metropolitan	Apt	8.0	\$		✓		●●	●	●●●●	●●	●●
The Morris	Apt	9.0	\$\$\$	✓			●●●●	●●●●	●●●	●●●●	●●●●
The Village at Vanderbilt	Apt	6.5	\$\$\$	✓			●	●●	●	●	●●
Village Green Hills	Apt	8.0	\$\$				●●	●	●●	●	●●
West End Village Apartments	Apt	7.6	\$\$\$				●●●	●●	●●●	●●●	●

\*\*\* 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<sup>1</sup>

[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.

Laurel Road Bank is a Connecticut state-chartered bank offering deposit and lending products in all 50 U.S. states, Washington, D.C., and Puerto Rico. Member FDIC. Laurel Road is a tradename licensed by Laurel Road Bank. Laurel Road is a federally registered service mark of Laurel Road Bank. Copyright © 2019 Laurel Road Bank. All rights reserved.

# MOST POPULAR

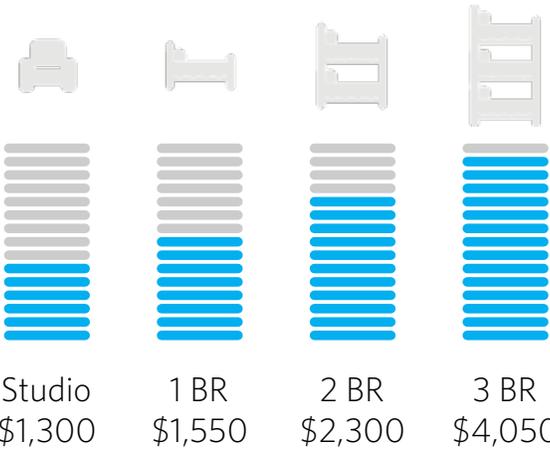
Buildings with the most Vanderbilt Med students

[READ MORE REVIEWS AT VERYAPT.COM](http://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

1 <sup>st</sup>		BRISTOL WEST END	15+ PEOPLE
2 <sup>nd</sup>		CHARLOTTE AT MIDTOWN	10+ PEOPLE
2 <sup>nd</sup>		THE MORRIS	10+ PEOPLE
4 <sup>th</sup>		MIDTOWN PLACE	5+ PEOPLE
4 <sup>th</sup>		THE VILLAGE AT VANDERBILT	5+ PEOPLE

1<sup>st</sup>

### BRISTOL WEST END

Midtown, 3000 Vanderbilt Pl

\$\$\$\$
15+ PEOPLE




**Review by *Vanderbilt Med Student***

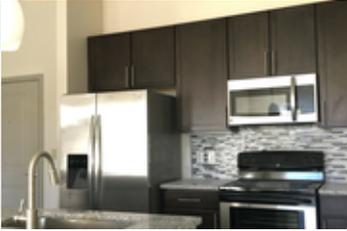
"Its a 10 minute walk to Vanderbilt campus. There is also a shuttle that stops directly in case of rain or rush. Lots of medical students live in Bristol so its convenient to see people. Great pool, gym on premise, updated lounge."

2<sup>nd</sup>

### CHARLOTTE AT MIDTOWN

Midtown, 2400 Charlotte Ave

\$\$
10+ PEOPLE

**Review by *Vanderbilt Med Student***

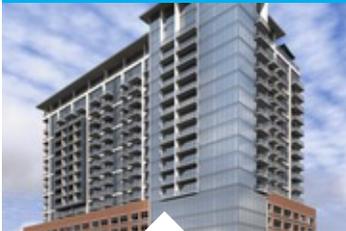
"The building is great - there is a huge study room on the fifth floor that has a Starbucks coffee machine (with three different types of coffee, hot chocolate, and tazo tea). It's usually quiet and has lots of different study spaces + a conference room if you need to do group work. The gym is way nicer 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."

2<sup>nd</sup>

### THE MORRIS

Midtown, 818 19th Ave S

\$\$\$
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."

# HIGHEST RATED

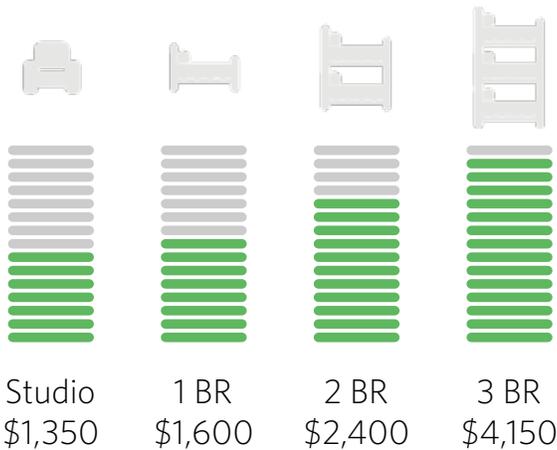
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What the highest-rated properties typically offer:



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



## TOP 5

1 <sup>st</sup>	ELEMENT MUSIC ROW	10.0 OVERALL RATING
1 <sup>st</sup>	THE MELROSE	10.0 OVERALL RATING
3 <sup>rd</sup>	ACKLEN WEST END	9.1 OVERALL RATING
4 <sup>th</sup>	THE LAKES OF BELLEVUE	9.0 OVERALL RATING
5 <sup>th</sup>	OPUS 29	8.0 OVERALL RATING

1<sup>st</sup> **ELEMENT MUSIC ROW** \$\$\$\$ | 10.0 OVERALL RATING  
Midtown

**Review by Vanderbilt Med Student**  
"Great building! Can't beat this place."

1<sup>st</sup> **THE MELROSE** \$\$ | 10.0 OVERALL RATING  
Melrose

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

3<sup>rd</sup> **ACKLEN WEST END** \$\$ | 9.1 OVERALL RATING  
Midtown

**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

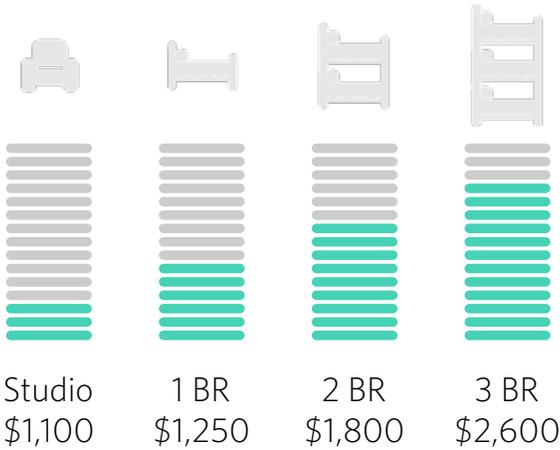
Highest-rated properties for value

[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



## TOP 5

1 <sup>st</sup>	ACKLEN WEST END	10.0 VALUE RATING
2 <sup>nd</sup>	THE LAKES OF BELLEVUE	9.0 VALUE RATING
2 <sup>nd</sup>	THE METROPOLITAN	9.0 VALUE RATING
4 <sup>th</sup>	THE GROVE	8.4 VALUE RATING
5 <sup>th</sup>	SUMMIT AT NASHVILLE WEST	7.0 VALUE RATING

1<sup>st</sup>

### 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!"

2<sup>nd</sup>

### 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."

2<sup>nd</sup>

### 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 fiancé 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."

# 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

**GRADE LANDLORD**

<b>B-</b>	Brookside Properties
<b>A+</b>	Carter-Haston Real Estate Services
<b>A-</b>	Cottonwood Residential
<b>B-</b>	Freeman Webb Companies
<b>A+</b>	Lincoln Property Company
<b>B</b>	MAA
<b>A+</b>	NTS Development Company
<b>A-</b>	RAM Partners
<b>A+</b>	Security Properties

### 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](mailto:contact@veryapt.com).

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**