

REVIEWS AND ADVICE  
FROM STUDENTS IN THE PHD, MASTER'S  
AND CERTIFICATE PROGRAMS

## CWRU SCHOOL OF MEDICINE

# HOUSING GUIDE — 2021 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search

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## 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 Cleveland. We asked students to rate their apartments on a scale of 1-10 across six categories:



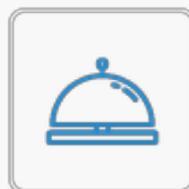
Overall



Value



Management



Amenities



Location

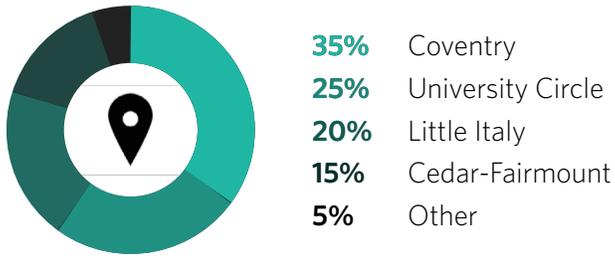


Safety

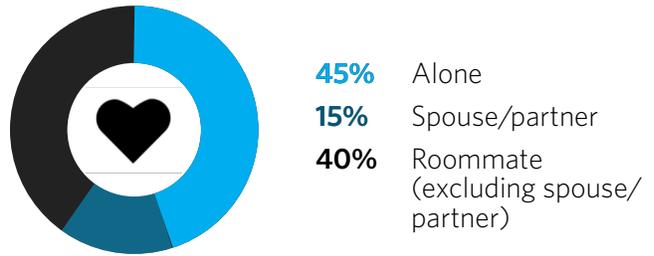
**Based on their feedback, we compiled a list of the best apartment buildings for CWRU Med Graduate students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**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 CWRU Med Graduate students live

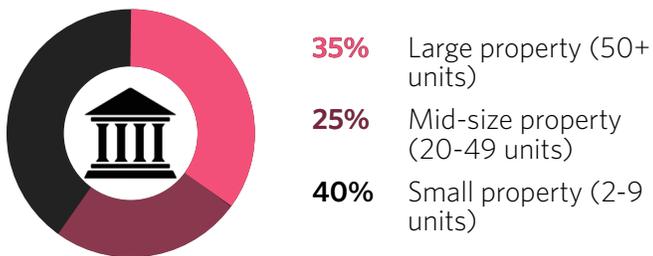


## Who CWRU Med Graduate students live with

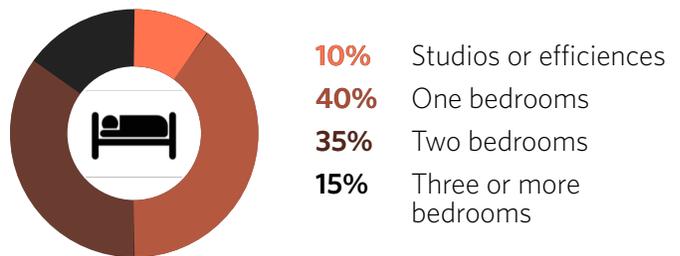


20% of CWRU Med Graduate students live with pets

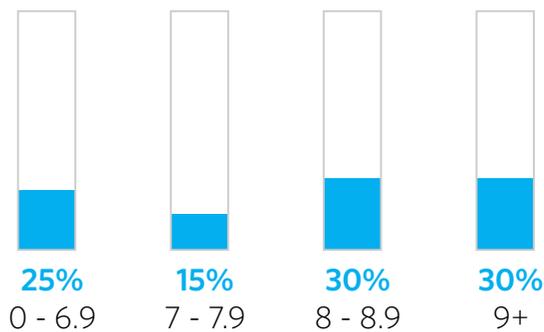
## What type of properties CWRU Med Graduate students live in



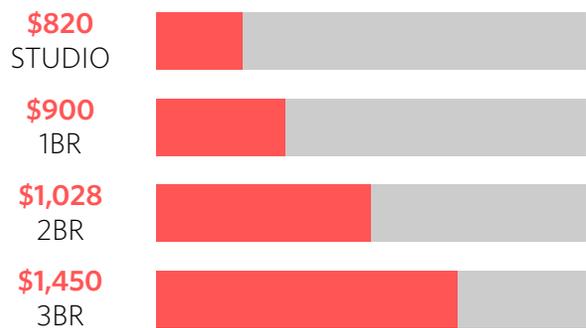
## What size residences CWRU Med Graduate students live in



## Distribution of property ratings



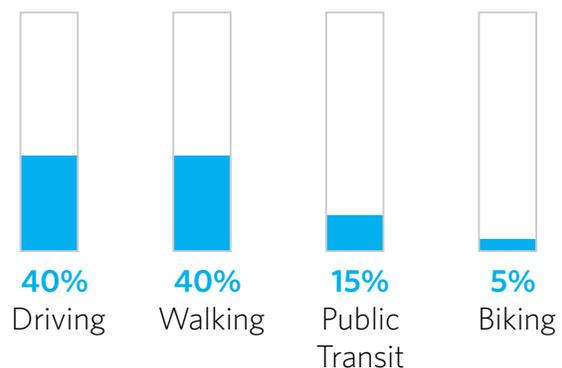
## Average rent by apartment size



## Rent versus own



## Commute methods





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Featuring luxury Cleveland Apartments, One University Circle has brought a new era of living to the city's famed University Circle district. Delivering exclusive services and thoughtful amenities, while embracing each individual lifestyle.

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elite residency



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APARTMENT FEATURES

- EXPANSIVE OPEN FLOORPLAN LIVING
- FLOOR TO CEILING OVERSIZED WINDOWS
- QUARTZ COUNTER-TOPS WITH DESIGNER SHAKER STYLE CABINETS
- WHIRLPOOL STAINLESS STEEL APPLIANCES
- BOSCH WASHERS & DRYERS
- 10FT TO 12FT CEILINGS
- UNPARALLELED VIEWS OF UNIVERSITY CIRCLE DOWNTOWN AND LAKE ERIE

AMENITIES INCLUDE

- 20TH FLOOR SKY LOUNGE
- ROOFTOP DECK WITH SWIMMING POOL
- DOG WASH STATION AND DOG RUN
- INDOOR & OUTDOOR WELLNESS STUDIOS
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- BUSINESS LAB WITH PROFESSIONAL CONFERENCE ROOM
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CWRU STUDENTS



# Rent with Confidence

## Time Savers

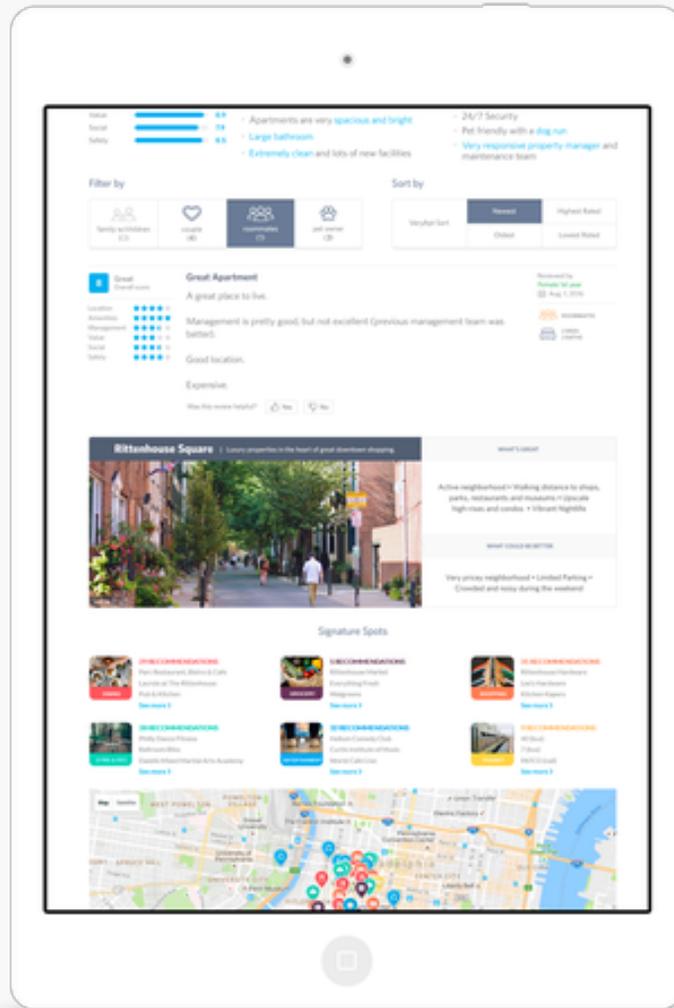


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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

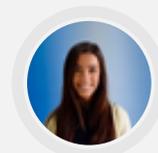


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## 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.

**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)





# AXIS @ ANSEL

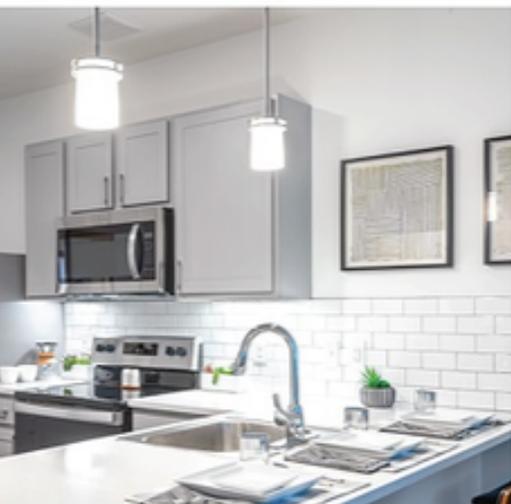
CENTRALLY LOCATED. WELL LIVED.

## LUXURY APARTMENTS NEAR CWRU CAMPUS

Each studio, 1-bedroom and 2-bedroom unit is finished with bright windows, luxury faux wood flooring, walk-in closets, grey and white Shaker-style cabinetry, stainless steel, Energy-star appliances, convenient fobbed front door locks, and fully furnished options. At Axis at Ansel, you'll enjoy an extensive list of sought-after, luxury amenities including:

- ✓ 24-HOUR FITNESS CENTER
- ✓ SECURED ON-SITE PARKING
- ✓ PET-FRIENDLY LIVING OPTIONS
- ✓ COMPLIMENTARY CABLE, WIFI, WATER & SEWER
- ✓ IN-SUITE WASHER & DRYER
- ✓ INDOOR BIKE STORAGE

The **best place** to live balances *where you want* to be with where you need to go.



# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for CWRU Med Graduate students



## 1 Coventry

35% of CWRU Med Graduate students

Coventry is the most popular neighborhood for CWRU Med students. The selection of bars, restaurants, and shops keeps this neighborhood exciting.

## 3 Little Italy

20% of CWRU Med Graduate students

Little Italy is a charming neighborhood with brick roads, tall trees, and great Italian restaurants. The commute to campus is very manageable.

## 2 University Circle

25% of CWRU Med Graduate students

University Circle is home to Case Western and several other Cleveland landmarks like the Cleveland Museum of Art, and the Cleveland Botanical gardens. Class is always an easy walk away.

## 4 Cedar Fairmount

15% of CWRU Med Graduate students

Cedar Fairmount is a quiet residential neighborhood with lots of graduate students and young professionals. There are a few shops and restaurants on Cedar Road.

## Other Neighborhoods

5% of students or less

## 5 Shaker Square

UPTOWN

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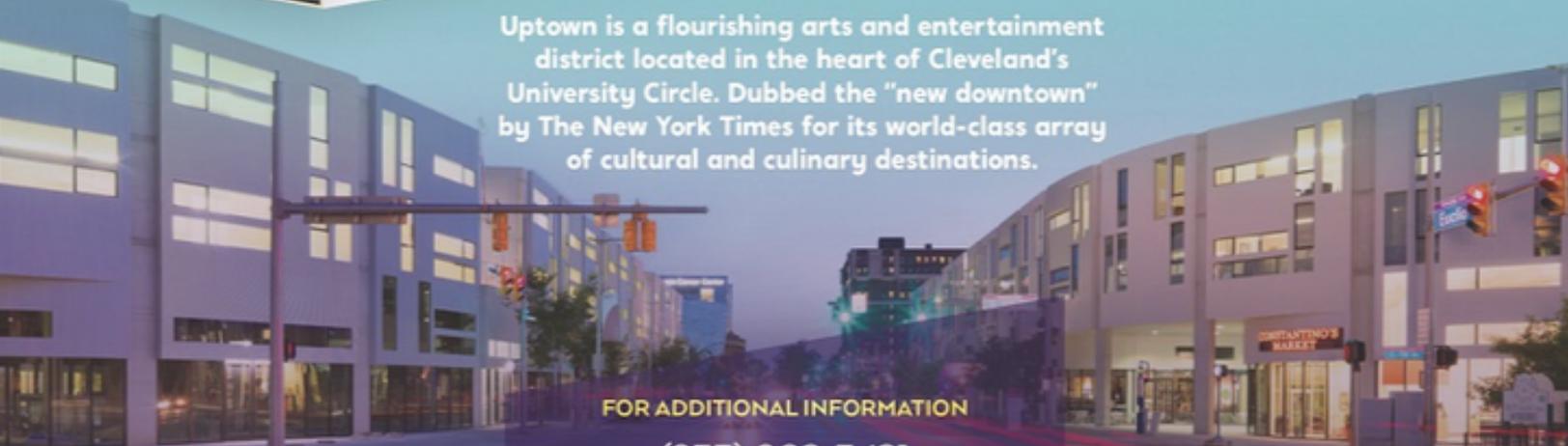
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- ✓ HIGH EFFICIENCY KITCHENS & BATHS
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- ✓ MINUTES FROM CWRU, UNIVERSITY HOSPITAL AND THE CLEVELAND CLINIC



UPTOWN IS ONE OF OHIO'S MOST EXCITING PLACES TO LIVE, WORK, LEARN AND PLAY!

UPTOWN APARTMENTS  
WELCOMES CWRU STUDENTS

AVAILABLE FLOORPLANS  
STUDIO - 1 BR - 2 BR



Uptown is a flourishing arts and entertainment district located in the heart of Cleveland's University Circle. Dubbed the "new downtown" by The New York Times for its world-class array of cultural and culinary destinations.

FOR ADDITIONAL INFORMATION

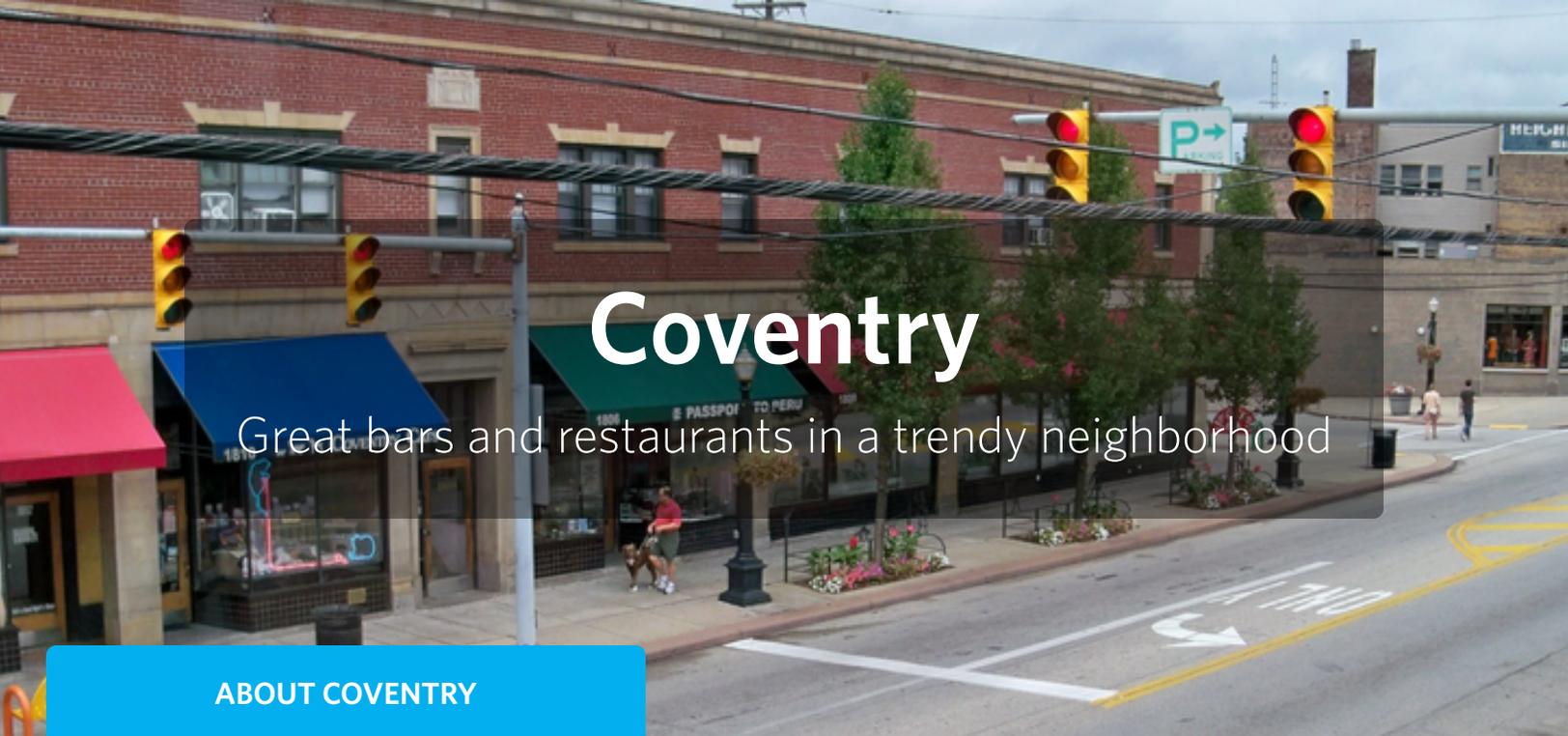
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UPTOWN

LEASING OFFICE HOURS:  
Mon-Fri, 8 am - 4:30 pm



## ABOUT COVENTRY

Coventry is the most popular neighborhood for CWRU Grad students. Considered one of the trendiest neighborhoods in Cleveland Heights, Coventry is home to a selection of hip coffee shops, restaurants and bars. Students in Coventry generally appreciate living near their classmates, being in walking distance to nightlife, and having easy access to groceries.

Nightlife

Lots of Students

Fun Place to Live

### MEDIAN RENTS IN COVENTRY

**\$850**

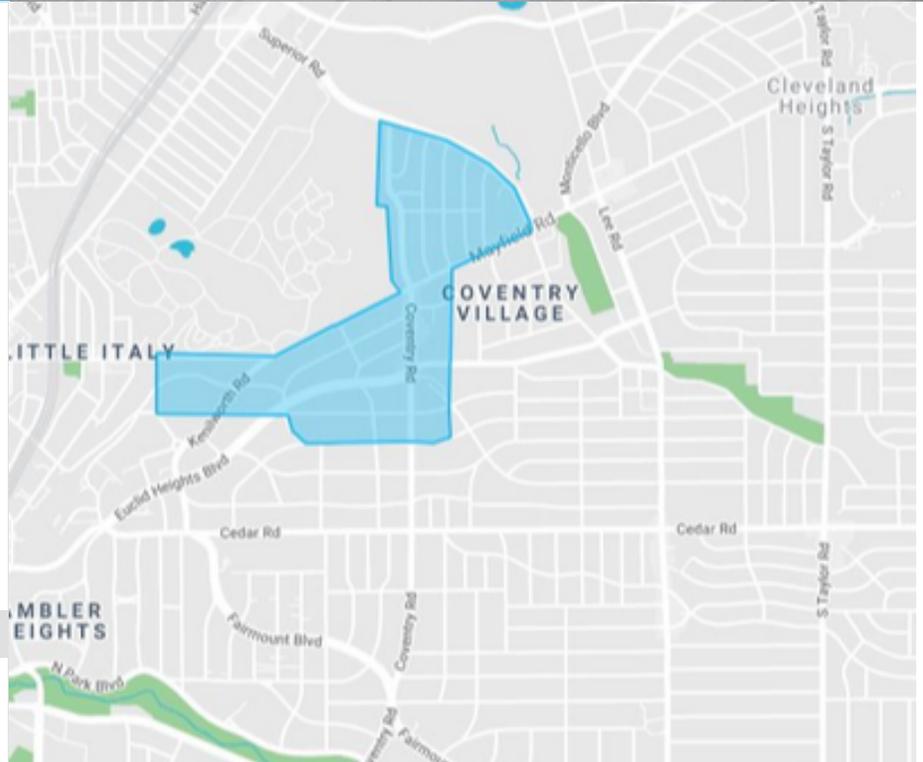
Studio

**\$980**

1 Bedroom

**\$1,300**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT COVENTRY



Review by [CWRU Med Graduate student](#)

The neighborhood of Coventry is quiet and safe, but also offers great restaurants and social venues (including small concert venue), as well as a grocery store. It is a quaint neighborhood that is perfect for students.



Review by [CWRU Med Graduate student](#)

Coventry is great for someone to get a residential feel, while still being in walking distance/a short drive from good food places and some bars/nightlife (on Coventry road). It's close to campus, including having shuttles to campus as well as SafeRide.



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**NOW LEASING** STUDIO, 1  
& 2 BEDROOM APARTMENTS



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APARTMENTS



- Two color scheme options available
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- En suite washer and dryer
- 7th floor lounge and Sky Deck
- Covered parking garage
- Resident discount to Tremont Athletic Club memberships



# University Circle

Walk to class and live in Cleveland's cultural hub

## ABOUT UNIVERSITY CIRCLE

University Circle is in many ways a cornerstone of Cleveland culture. It boasts beautiful landscapes and several landmarks like the Cleveland Museum of Art, Severance Hall, the Cleveland Botanical Gardens, and the Natural History Museum. University Circle's selection of convenient restaurants and fun bars also make it a great place to hang out after class.

Restaurants and Bars

Great Location

Short Commute

### MEDIAN RENTS IN UNIVERSITY CIRCLE

**\$1,000**

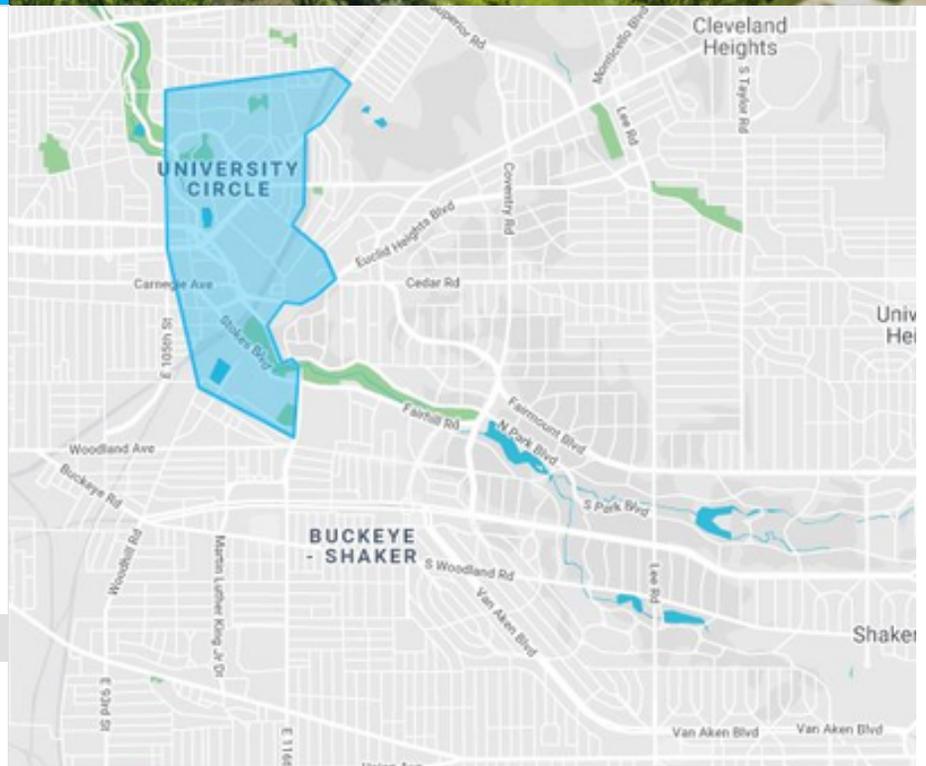
Studio

**\$1,550**

1 Bedroom

**\$2,300**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT UNIVERSITY CIRCLE



Review by [CWRU Med Graduate student](#)

The University Circle area is wonderful! You are a quick walk to University Circle has a ton of restaurants within walking distance which is nice. You will hear a lot of ambulances being so close to UH Main Campus, but I rotate at the hospital so you can't beat the location. There is often free street parking as well. I really enjoy living in University Circle and having the perks of CRWU close by.



Review by [CWRU Med Graduate student](#)

It's a wonderful neighborhood - walking distance to all the museums, botanical gardens, and some of the best restaurants in Cleveland. Also walking distance to a couple coffee shops and the CWRU library and student center, so ideal for studying. The best part: < 5 min commute to school and you get to avoid Cedar coming down the hill.



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TO CWRU

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# Little Italy

Live close to campus in a historic neighborhood

## ABOUT LITTLE ITALY

Little Italy is a picturesque neighborhood with brick roads, tall trees, and charming Italian shops and restaurants. Most people tend to live in town homes in this area. The walk from Little Italy to campus is very manageable, and the Little Italy-University Circle RTA station is just down the road. The area has a homey feel to it and the crowd is a little older than some of the other university-focused areas.

Scenic Streets

Easy Commute to Class

### MEDIAN RENTS IN LITTLE ITALY

**\$1,100**

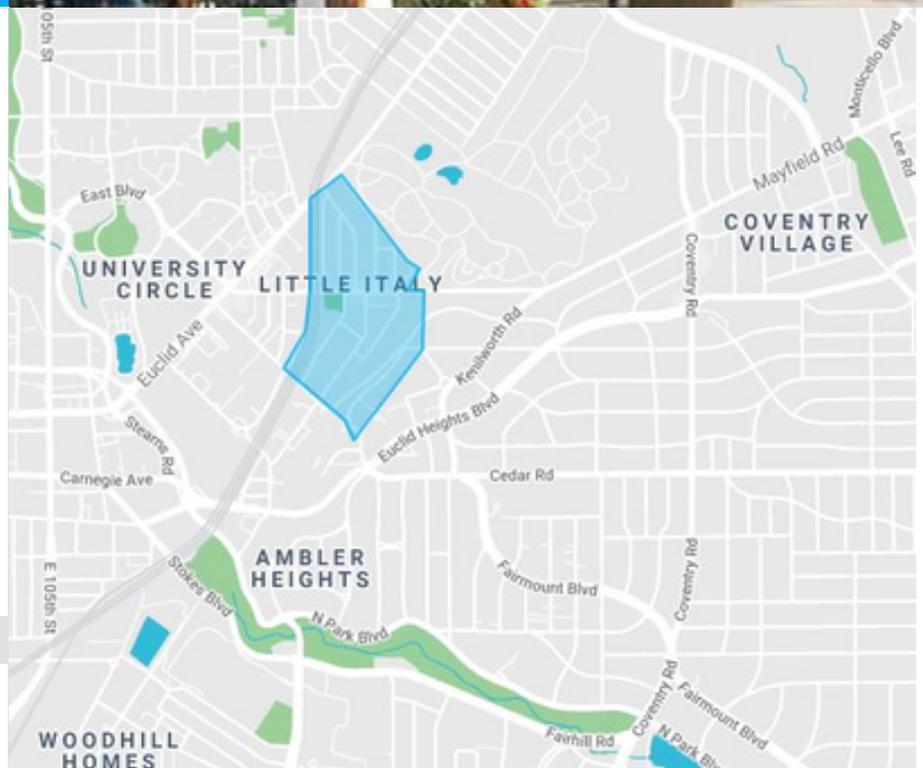
Studio

**\$1,300**

1 Bedroom

**\$1,850**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT LITTLE ITALY



Review by [CWRU Med Graduate student](#)

While the outskirts of Little Italy leave a little bit to be desired and parking can occasionally be hard to find, the food and vibe are pretty great (and it's really close to CWRU). There is a park for dogs and kids and there is a ton of amazing pizza and Italian food. The culture here is strong. There is a bar called Leo's on Murray Hill Road. And the Murray Hill Market has (in my opinion) the world's best meatball sandwich. Highly recommend.



Review by [CWRU Med Graduate student](#)

Very safe! There is a park across the street, and it is lively with many people coming to enjoy the restaurants. Music plays on the street from different restaurants. Police arrive quickly if needed and campus police is close by. The only issue is that it is a little bit of a walk to the nearest grocery store. There is one right next door, but items are unusually expensive.

# LUXURY LIVING IN THE CIRCLE

## KEY FEATURES:



### Community:

- 24-hr Concierge/Security
- 24-hr Fitness Center
- Certified LEED Silver
- On-Site Retail
- Pet Friendly
- Resident Lounge
- Sky Deck

### Apartment:

- Stainless Steel Appliances
- Granite Counter Tops
- Luxury Hardwood Vinyl Flooring
- Smart Thermostat
- In-Suite Washer/Dryer



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Contact Us: (844) 880-9145



## Park Lane Villa

10510 Park Lane Cleveland, OH 44106

Contact Us: (844) 245-6060



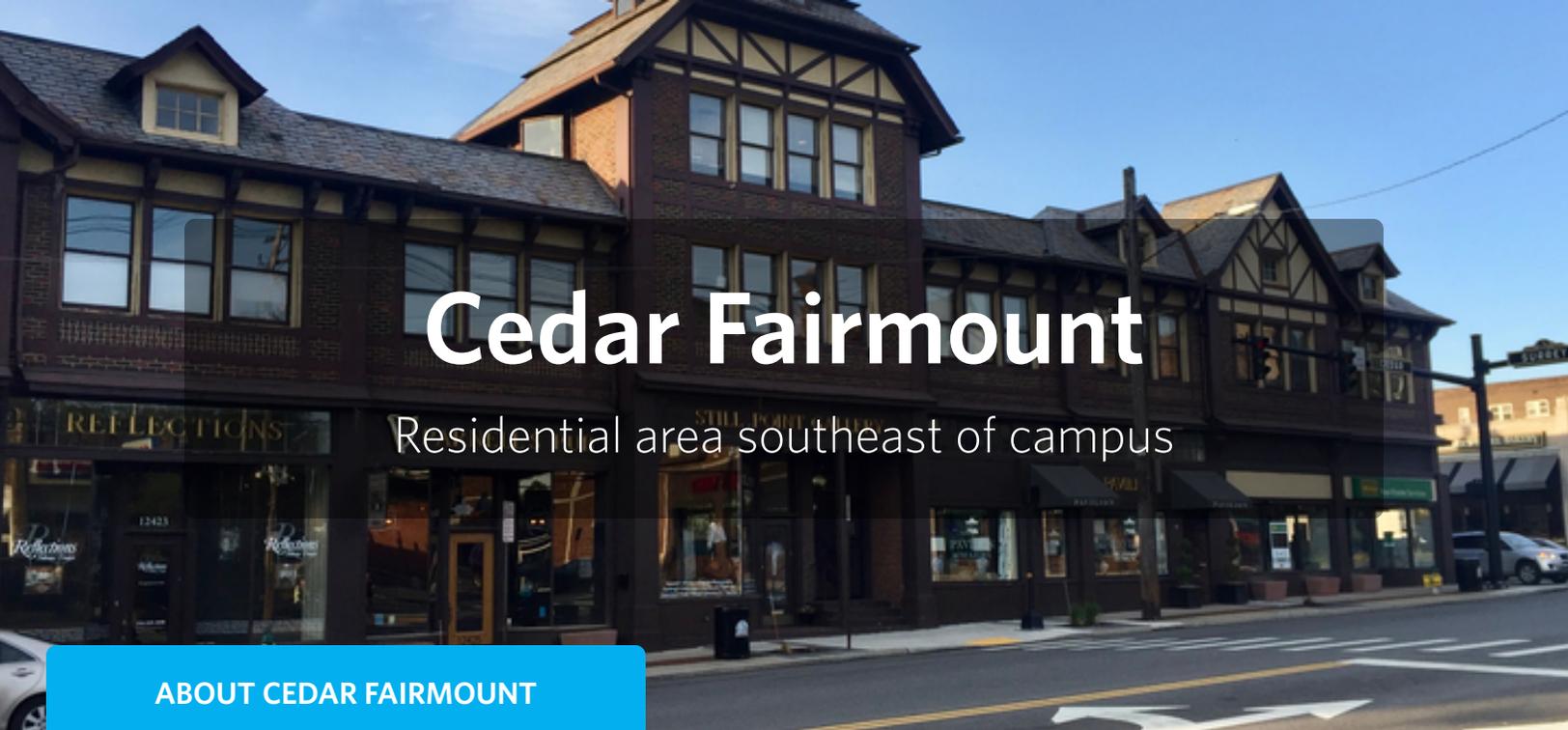
## KEY FEATURES:

### Community:

- 24-hr. Concierge/Security
- Fitness Center
- Garage
- Historic Building
- Landscaped Courtyard
- On-site Maintenance
- On-Site Management
- Pet Friendly
- Recreation Room

### Apartment:

- Abundant Natural Lighting
- Air Conditioner
- Dishwasher
- High Ceilings
- Large Closets
- Washer/Dryer



# Cedar Fairmount

Residential area southeast of campus

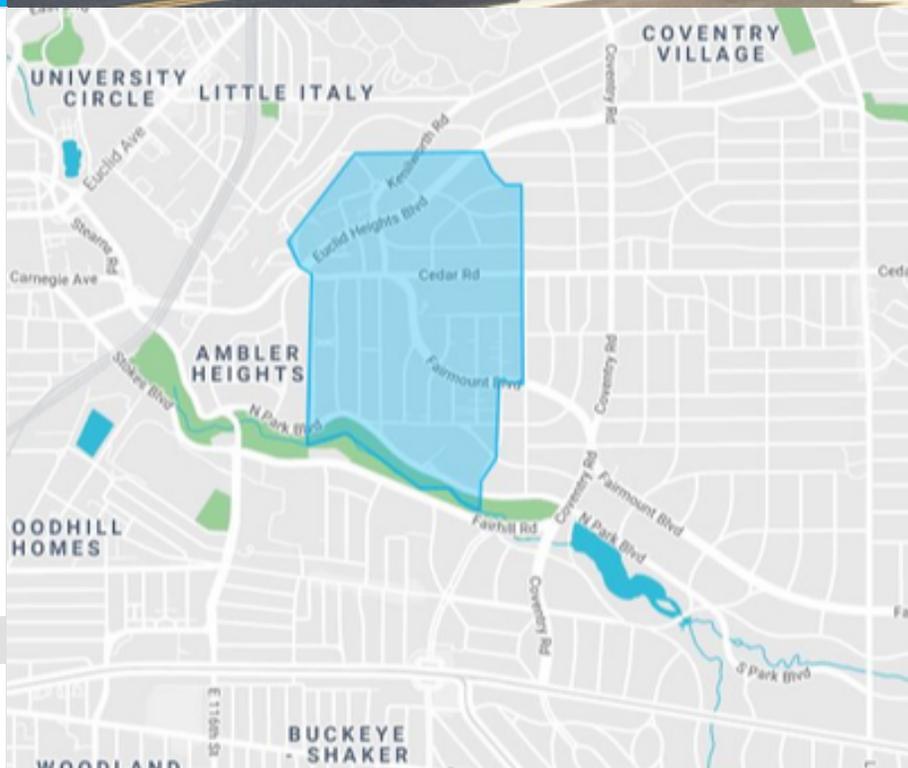
## ABOUT CEDAR FAIRMOUNT

Cedar Fairmount is a community made mostly of graduate students and young professionals.

Despite its mellow neighborhood feel and limited nightlife options, students praise the area for its quiet atmosphere. Cedar Fairmount is within biking distance to campus, and close to an RTA stop and a CWRU Shuttle stop.

Easy Commute

Lots of Students



### MEDIAN RENTS IN CEDAR FAIRMOUNT

**\$780**

Studio

**\$930**

1 Bedroom

**\$1,200**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT CEDAR FAIRMOUNT



Review by [CWRU Med Graduate student](#)

Multiple choices for eating out (or getting take out), convenient grocery store, bank options, and gas station. Firestone is right there if you have car troubles and the Cleveland Heights fire station is blocks away. Can't beat the location, with how many great places are nearby. The new top of the hill project is being built, which will bring more options to the neighborhood. Highly recommend living here.



Review by [CWRU Med Graduate student](#)

Cedar-Fairmount is positioned well between 2 to 3 different buses that run directly to Case's medical school campus (plus points in between). 15 min walk to the red line train station. Only a few bars and restaurants nearby, but they are pretty good (Barrio, Vero, the Fairmount, nice local pub, Starbucks, Aladdin's, Bruegger's). Best thing is being a 5 min walk from Dave's supermarket.



**THE MIDTOWN**  
APARTMENTS

LUXURY LIVING IN MIDTOWN CLEVELAND

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- FITNESS CENTER
- COMMUNITY ROOM AND OUTDOOR COURTYARD
- BIKE STORAGE ROOM
- BRAND NEW APPLIANCES (INC. IN-SUITE WASHER AND DRYER)
- GRANITE COUNTERTOPS AND WINDOW SILLS
- LUXURY FLOORING
- PARCEL DELIVERY LOCKERS
- OFF-STREET COVERED PARKING
- PET-FRIENDLY COMMUNITY (W/ PET WASH)
- SHORT COMMUTE TO UNIVERSITIES, DINING AND RECREATION
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AVAILABLE

1 Bed | 1 Ba  
starting at  
**\$1,244+**

**16**  
OPTIONS



AVAILABLE

2 Bed | 2 Ba  
starting at  
**\$2,392+**

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# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$1260+ per renter
  - \$\$\$ \$840- \$1259
  - \$\$ \$750- \$839
  - \$ < \$750

\* 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
118 Flats Circle	Apt	7.5	\$\$\$\$				●●●	●●	●●●	●●●	●●●●
2646 Mayfield Road	Apt	8.0	\$				●●●●	●●	●●●	●●●	●●●
Axis at Ansel	Apt	9.5	\$\$\$\$	✓			●●●●	●●●●	●●●	●●●	●●●●
Buckingham Condominiums	Condo	9.9	\$				●●●●	●●	●●●●	●●●●	●●●●
Cedar Fairmount	Apt	6.0	\$\$\$				●	●	●	●●●●	●●
Clifton Park & Clifton House Apartments	Apt	8.0	\$				●●●	●●●	●●	●●●●	●●●
Crestview	Apt	8.2	\$\$		✓	✓	●●	●	●●●	●●	●●
Duke	Apt	9.1	\$\$				●●●●	●●	●●●●	●●●	●●●
Fairhill Towers	Apt	6.2	\$\$				●	●	●●	●	●●
Fayne Apartments	Apt	7.2	\$	✓			●	●	●●	●	●●
Hampshire Road Apartments	Apt	7.0	\$				●	●	●●●●	●●	●●●
Hazel 8	Apt	8.3	\$\$\$\$				●●●●	●●●●	●●	●●	●●●
Innova	Apt	8.2	\$\$\$\$	✓		✓	●●●	●●●	●●●	●●●	●●
Kensington Place	Apt	8.6	\$\$	✓	✓		●●	●●	●●●	●	●●
Lewis Manor	Apt	7.7	\$\$		✓		●●	●●	●●	●●	●●
Marine Towers West	Apt	9.8	\$\$\$				●●●	●●●	●●●●	●●●●	●●●●
Market District Lofts	Apt	9.0	\$\$\$				●●●●	●●●●	●●	●●●●	●●
Mayfield Place	Apt	8.0	\$				●●●	●●●●	●	●	●●

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

# APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
North Pointe Apartments	Apt	7.0	\$				●●●	●●	●●●●	●●●●	●●●
One University Circle Plaza	Apt	9.4	\$\$\$\$				●●●	●●●●	●●●	●●●	●●●●
Quay 55	Apt	9.7	\$\$\$\$				●●●●	●●●●	●●	●●●●	●●
Royal Oaks	Apt	9.0	\$\$				●●	●●	●●	●●●	●●●
The Archer	Apt	8.3	\$\$\$				●●●	●●●●	●●	●●●	●●●●
The Bingham	Apt	8.5	\$\$\$				●●	●●●●	●●●	●●●●	●●●●
The Concord Apartments	Apt	8.2	\$\$		✓		●●	●●	●●	●●	●●●
The Guernsey Apartments	Apt	8.2	\$\$				●●	●●	●●●	●●●●	●●●
The Langston	Apt	6.3	\$\$\$				●●	●●●	●●	●●●	●●●
The Palmetto	Apt	7.0	\$		✓		●●	●	●●	●●	●●
The Plateau	Apt	8.0	\$	✓	✓		●●●●	●●●	●●●●	●●●●	●●
The Triangle Apartments	Apt	7.7	\$\$\$	✓			●●●	●●●	●●	●●	●●
Tower Press	Apt	8.5	\$\$\$\$				●●●●	●●●	●●●	●●●	●●●●
Uptown Apartments	Apt	9.3	\$\$\$			✓	●●●●	●●●●	●●	●●●●	●●●
Waldorf Towers Apartments	Apt	6.0	\$\$		✓		●●	●	●●●	●	●●●
118 Flats - Square	Apt	7.0	\$\$\$\$				●●	●●	●●	●●	●●●●
2492 Derbyshire Road	Apt	7.7	\$				●●	●	●●●	●●	●●
Mariner's Watch	Apt	9.0	\$\$\$				●●	●●●	●●	●●	●●
The Garfield	Apt	9.2	\$\$\$\$				●●●	●●●	●●	●●	●●●
The Vantage Apartments	Apt	9.0	\$\$\$				●●●●	●●●●	●●	●●	●●●●
The Wilson Building	Apt	9.1	\$				●●	●●●	●●	●●●	●●

## ABOUT OUR CATEGORIES

### Property Type

**Apartment (Apt)** Properties with one building manager. Often have consistent pricing/features.

**Condo** Properties with multiple owners. Lease terms and features can vary significantly by unit.

### Key Building Factor Ratings

**Overall Rating** Overall feedback on building quality.

**Popularity** Estimated # of students in the building.

### Living Situation Ratings

**Families** How students with partners and/or children rated the building.

**Pet Owners** How students with pets rated the building.

### Building Quality Ratings

**Management** Maintenance and service quality.

**Amenities** In-room and building features beyond the basics.

**Value** Building quality given cost of rent.

**Social** Building community and social scene.

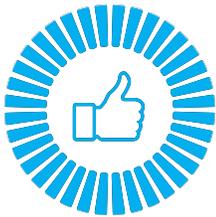
**Safety** Building neighborhood safety.

# MOST POPULAR

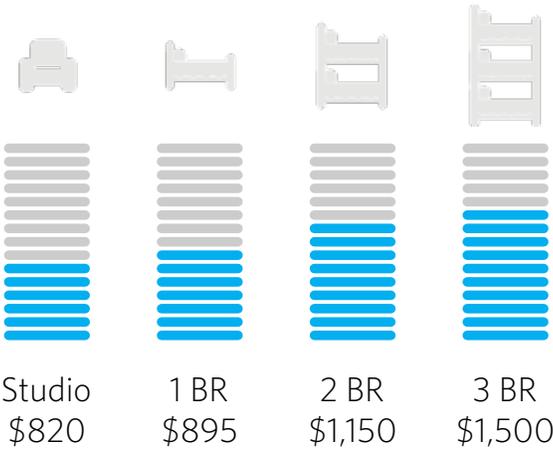
Buildings with the most CWRU Med Graduate students

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

What students typically look for:



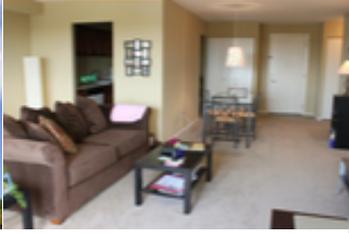
- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



## TOP 5

1 <sup>st</sup>		THE TRIANGLE APARTMENTS	25+ PEOPLE
2 <sup>nd</sup>		KENSINGTON PLACE	20+ PEOPLE
3 <sup>rd</sup>		AXIS AT ANSEL	15+ PEOPLE
4 <sup>th</sup>		FAYNE APARTMENTS	10+ PEOPLE
4 <sup>th</sup>		INNOVA	10+ PEOPLE

1<sup>st</sup>
THE TRIANGLE APARTMENTS \$\$\$ | 25+ PEOPLE

**Review by Case Western Reserve University Med Student**

"This apartment has everything I need. It's a renovated building, the location is great, and the management is fantastic to work with. Although it is a little pricy, it is absolutely worth the price! (And all utilities, cable, internet, gym, and washing/drying of clothes is included)."

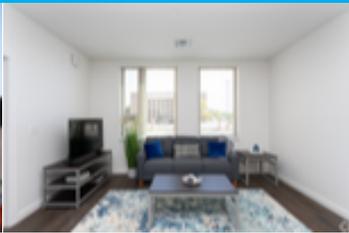
2<sup>nd</sup>
KENSINGTON PLACE \$\$ | 20+ PEOPLE




**Review by Case Western Reserve University Med Student**

"Kensington has very spacious floorplans with newly renovated kitchens and hardwood floors (carpeted units also available). Loved the walk-in closet, balcony, and pantry. Garage parking \$60, plenty of free surface parking. Across the street from Dave's market, Home Depot, Marshall's and Office Max. Post office, spectrum (wifi) and burger king around the circle. 10 min drive to campus, so if you're bringing a car, it's a great option!"

3<sup>rd</sup>
AXIS AT ANSEL \$\$\$\$ | 15+ PEOPLE

**Review by CWRU Medical Student**

"Staff is very welcoming, mostly Case graduate students live here. Facility was brand new when I moved in, so everything is new. The space is nice, nice kitchen appliances, with spacious rooms and bathrooms. The gym is a perfect size with the necessities. There is a mail room and coffee in the lobby. Highly recommend."

# HIGHEST RATED

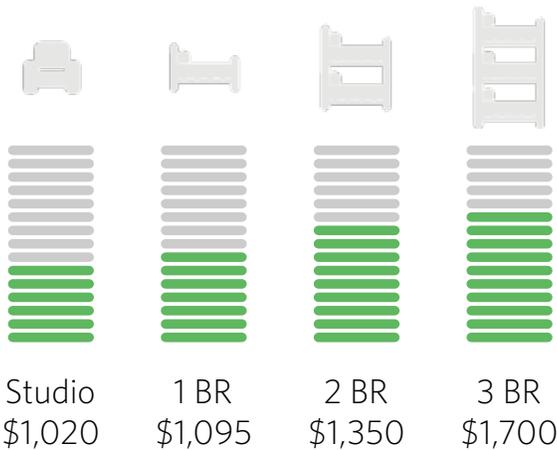
Buildings with the best overall ratings

[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>	 BUCKINGHAM CONDOMINIUMS	9.9 OVERALL RATING
2 <sup>nd</sup>	 MARINE TOWERS WEST	9.8 OVERALL RATING
3 <sup>rd</sup>	 QUAY 55	9.7 OVERALL RATING
4 <sup>th</sup>	 AXIS AT ANSEL	9.5 OVERALL RATING
5 <sup>th</sup>	 ONE UNIVERSITY CIRCLE	9.4 OVERALL RATING

1<sup>st</sup>
\$
9.9
OVERALL RATING

BUCKINGHAM CONDOMINIUMS  
Cedar-Fairmount

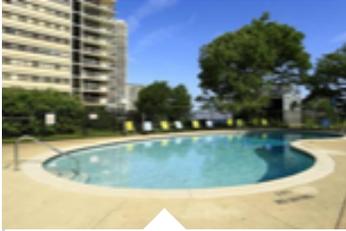



**Review by CWRU Medical Student**

"I really like the location of the apartment. Everyone I've met is really nice, and the building manager is very helpful. The building is generally very quiet, which is nice."

2<sup>nd</sup>
\$\$\$
9.8
OVERALL RATING

MARINE TOWERS WEST  
Lakewood




**Review by CWRU Medical Student**

"If you don't mind living 20-25 minutes from campus, Lakewood is a great area and the building I'm in is wonderful. No problems in maintenance and management is great. They accommodated us before moving to Cleveland and without actually seeing the apartment due to covid... very responsive, sent pictures and everything. We're close to so many restaurants and parks with beautiful views on the lake."

3<sup>rd</sup>
\$\$\$\$
9.7
OVERALL RATING

QUAY 55  
Goodrich Kirtland Park




**Review by CWRU Medical Student**

"Nice management, very clean. Affordable for students"

# BEST FOR AMENITIES

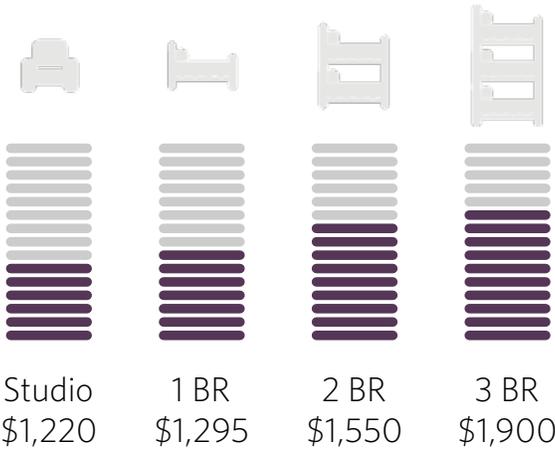
Highest-rated properties for amenities

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

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



## TOP 5

1 <sup>st</sup>	ONE UNIVERSITY CIRCLE	9.9 AMENITY RATING
2 <sup>nd</sup>	MARKET DISTRICT LOFTS	9.6 AMENITY RATING
3 <sup>rd</sup>	THE ARCHER	9.4 AMENITY RATING
4 <sup>th</sup>	QUAY 55	9.3 AMENITY RATING
5 <sup>th</sup>	THE BINGHAM	9.1 AMENITY RATING

**1<sup>st</sup>** ONE UNIVERSITY CIRCLE \$\$\$\$ | 9.9 AMENITY RATING  
University Circle, 10730 Euclid Ave

**Review by CWRU Medical Student**  
"I have been living at OUC for about a year. My experience has been extremely positive. The staff are always very friendly and my apartment itself is very spacious and clean."

**2<sup>nd</sup>** MARKET DISTRICT LOFTS \$\$\$ | 9.6 AMENITY RATING  
Ohio City

**Review by CWRU Medical Student**  
"This has been my favorite apartment I have ever lived in out of the past 5. I directly overlook the West Side Market and many of the W 25th street breweries. Since the apartments are new (opened in 2019) all of the appliances, floors, and counters are brand new. I have an in unit washer/dryer and central heating/air. I truly love it!"

**3<sup>rd</sup>** THE ARCHER \$\$\$ | 9.4 AMENITY RATING  
Downtown, 1220 W 9th St

**Review by CWRU Medical Student**  
"The Archer is located in the Warehouse District of Downton Cleveland and features spacious apartments with an industrial feel. The building has many convenient amenities including a pet spa, dog run, roof top, two level gym, and business center with a printer. The gym is also connected to a studio where you can take fitness classes on demand. The staff even deliver your packages straight to your apartment. Easy access to the Flats with options for coffee and food. There is even a coffee shop on the first floor of the building!"

# BEST FOR VALUE

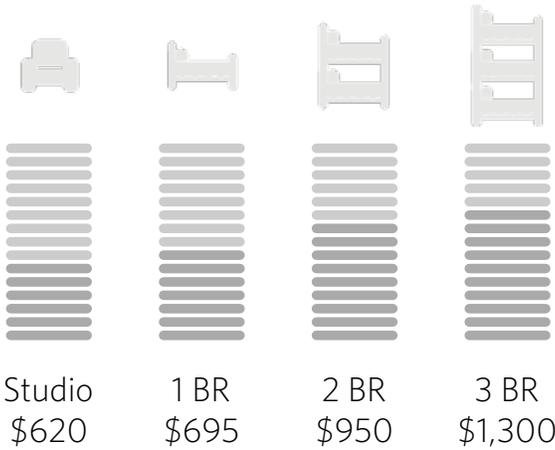
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](http://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>	DUKE	9.7 VALUE RATING
2 <sup>nd</sup>	NORTH POINTE APARTMENTS	9.4 VALUE RATING
3 <sup>rd</sup>	PLAZA	9.2 VALUE RATING
4 <sup>th</sup>	HAMPSHIRE ROAD APARTMENTS	9.0 VALUE RATING
5 <sup>th</sup>	THE PLATEAU	8.9 VALUE RATING

1<sup>st</sup>

### DUKE

Coventry, 2583 Overlook Rd

\$\$

9.7 VALUE RATING



**Review by CWRU Medical Student**

"I love my apartment, I have lived here for 4 years. It is very spacious and an amazing deal for the price. I live with one roommate, we each have our own bedroom/bathroom and parking spot and I pay \$635 per month. Montlack management is excellent they always respond to emails regarding things in the apartment that need to be fixed within 1-2 days."

2<sup>nd</sup>

### NORTH POINTE APARTMENTS

Euclid, 26151 Lakeshore Blvd

\$

9.4 VALUE RATING



**Review by CWRU Medical Student**

"I liked living in this place. The place was quite and safe"

3<sup>rd</sup>

### PLAZA

Cedar-Fairmount, 12483 Cedar Rd

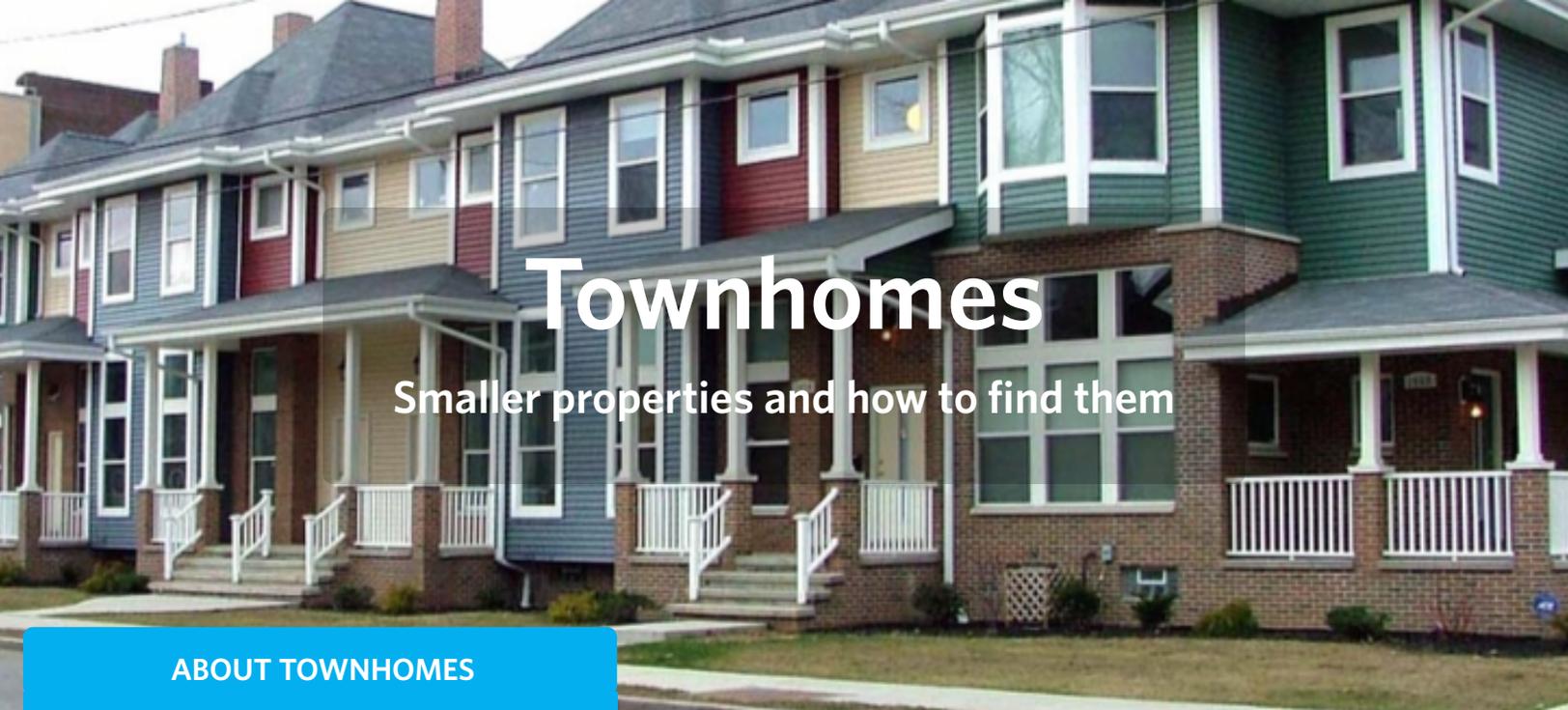
\$

9.2 VALUE RATING



**Review by CWRU Medical Student**

"My wife and I have lived here for all years of medical school. Great location close to Cedar/Fairmount and in walking distance to Coventry and Little Italy. Excellent management and very responsive. 2 RTA bus lines located just outside apartment and the other 2 blocks away that take you to the Health Education Campus. Parking is not included (most apartments in Cle Heights), but there are a couple spots directly behind the apartment you can pay for, and two city lots just down the street. Washer and Dryer included."



# 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 CWRU Med Graduate 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	Capital Properties Management
A-	Cleveland Heights Apartments
B	Coven Goldman
C+	Goldberg Companies
B-	Integrity Realty Group
B+	K&D Real Estate Services
A+	Montlack Management
C+	Montlack Realty
A+	Morgan Communities
A	Property Investment Company
A+	The Finch Group
A+	Tower Press Development
A	WXZ Development

### 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)**