

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

CWRU SCHOOL OF MEDICINE

HOUSING GUIDE — 2024 —

- ✓ 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



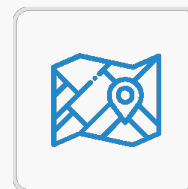
Value



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.

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.



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PET-FRIENDLY W/ BARK PARK & PET PARLOR / 4TH FLOOR RESIDENT LOUNGE / PACKAGE RECEIVING ROOM

BUSINESS CENTER & CONFERENCE ROOMS / CONTROLLED ACCESS BUILDING

DOWNTOWN CLEVELAND SKYLINE VIEWS / LEED SILVER CERTIFIED BUILDING

MINUTES TO CLEVELAND CLINIC, UNIVERSITY HOSPITALS & CASE WESTERN RESERVE UNIVERSITY

121
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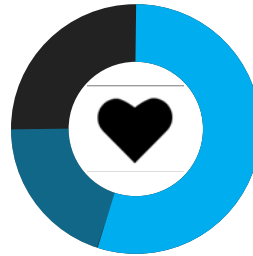


Where CWRU Med Graduate students live



- 30%** Coventry
- 25%** Cedar-Fairmount
- 20%** University Circle
- 20%** Little Italy
- 5%** Other

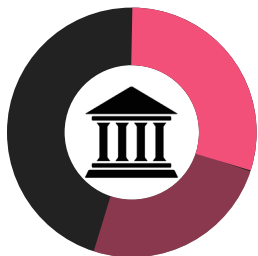
Who CWRU Med Graduate students live with



- 55%** Alone
- 20%** Spouse/partner
- 25%** Roommate (excluding spouse/partner)

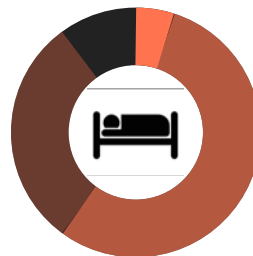
25% of CWRU Med Graduate students live with pets

What type of properties CWRU Med Graduate students live in



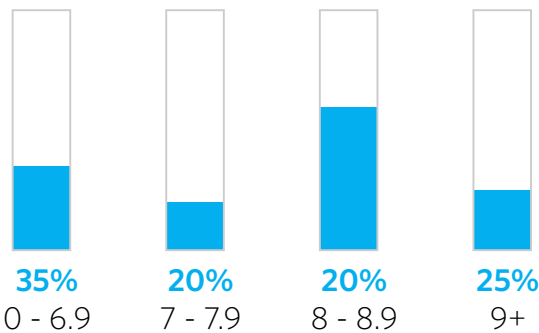
- 30%** Large property (50+ units)
- 25%** Mid-size property (20-49 units)
- 45%** Small property (2-9 units)

What size residences CWRU Med Graduate students live in



- 5%** Studios or efficiencies
- 55%** One bedrooms
- 30%** Two bedrooms
- 10%** Three or more bedrooms

Distribution of property ratings



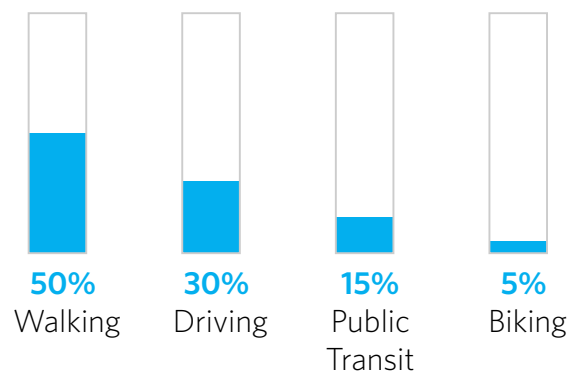
Average rent by apartment size



Rent versus own



Commute methods





EXCEEDING YOUR HIGHEST EXPECTATIONS
CLEVELAND'S ELITE RESIDENCES
ON THE CIRCLE.

STUDIO TO THREE BEDROOM APARTMENT AND PENTHOUSE SUITES / 24-HOUR CONCIERGE SERVICES
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5TH FLOOR ROOFTOP AMENITY DECK / 20TH FLOOR SKY LOUNGE / PET SPA AND DOG PARK
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Time Savers

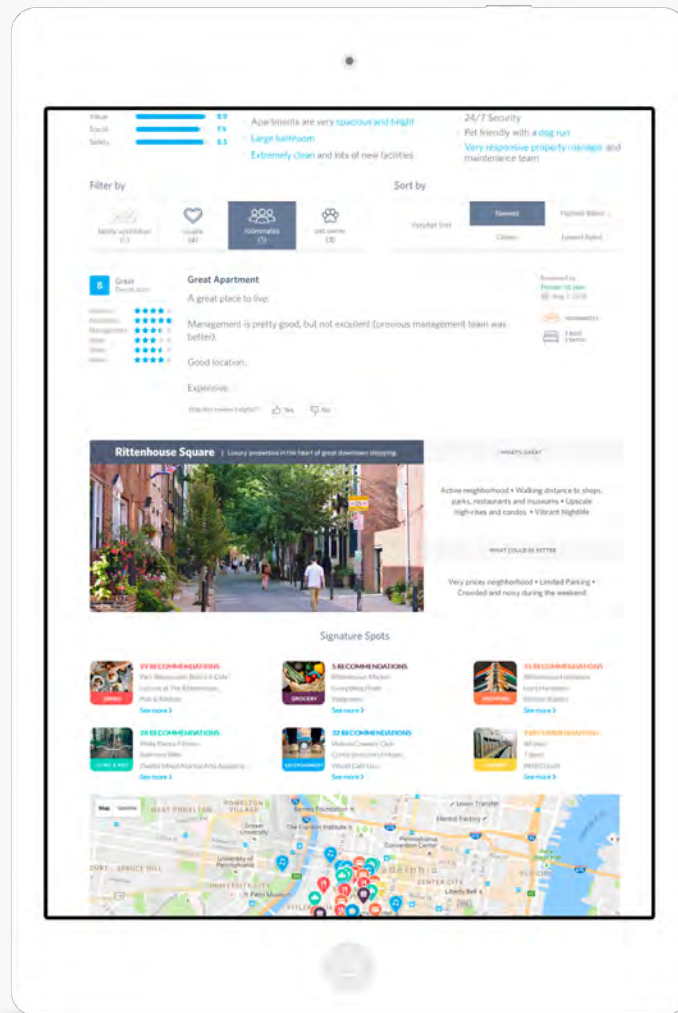


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

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

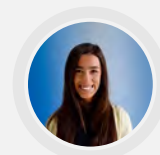


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

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



Urban sophistication at its absolute finest.

UNIVERSITY CIRCLE | STUDIO, 1BR



10001 Chester Ave Cleveland, OH 44106

Innova Apartments

Apartment Homes

A modern, amenity-rich community that includes onsite shopping and an exclusive 24-hour concierge service.

15-min walk to CWRU - Next to Cleveland Clinic's main campus - State of the art fitness center - Complimentary dog walking service - Sky deck - Resident lounge

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WAREHOUSE DISTRICT | 1BR, 2BR, 3BR



1278 W 9th St, Cleveland, OH 44113

The Bingham Apartments

Apartment Homes

Well-appointed loft-style apartments and townhomes with stunning views, in the ideal downtown location.

5-min drive to CSU - Penthouse-level sundeck & party room - State of the art fitness center - Business center - Steps from sporting events, entertainment, night life, restaurants

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WAREHOUSE DISTRICT | 1BR, 2BR



1220 W 9th St, Cleveland, OH 44113

The Archer Apartments

Apartment Homes

Loft-style apartments with soaring ceilings, oversized windows, and amazing views of the lake & city.

5-min drive to CSU - Bi-level fitness Center - Rooftop patio and lounge - Community e-lounge - Theater room - Easy commute to Downtown, Playhouse Square, The Flats

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NEIGHBORHOODS EXPLAINED

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



1 Coventry

30% 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

20% 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

6 Downtown

7 Hough

8 Cleveland Heights



QUICK COMMUTE

5-min drive to CSU
15-min drive to CWRU

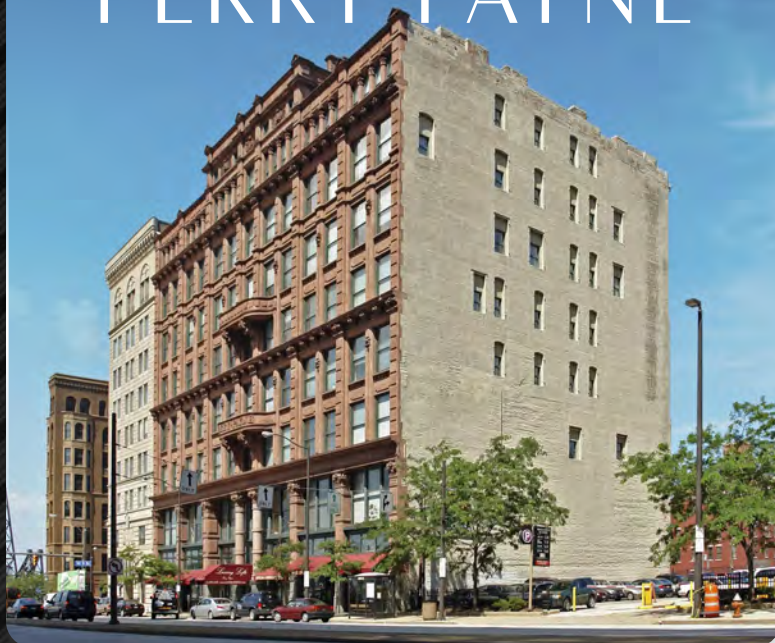
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Spacious rooms, high ceilings, and natural light from huge windows come together to create an outstanding environment you'll love living in every day!

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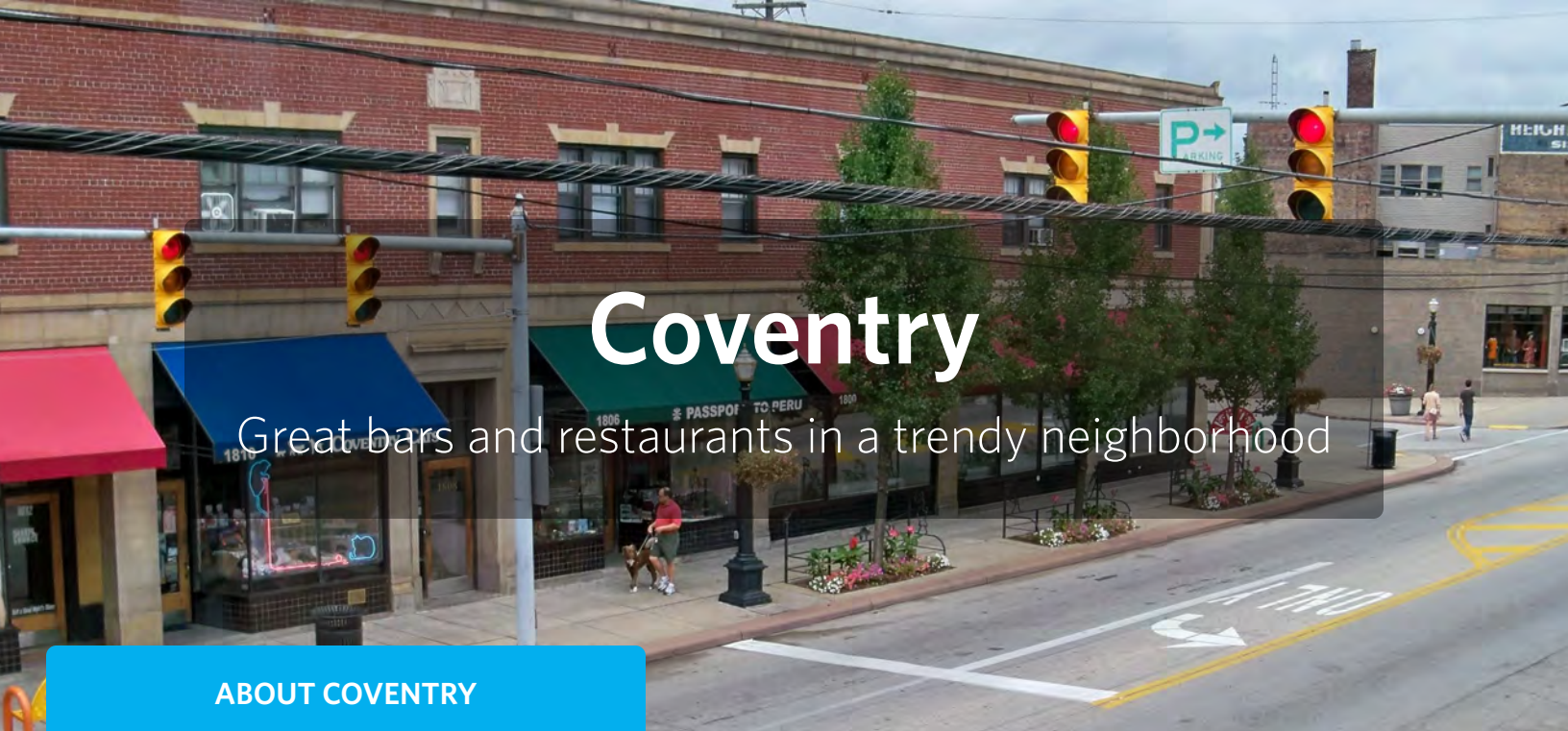
📍 1300 W 9th St, Cleveland, OH 44113

1 BR · 2 BR · 3 BR APARTMENTS



Schedule a tour to see our amenities and get to know the neighborhood. Mention **VeryApt** when you reach out!





Coventry

Great bars and restaurants in a trendy neighborhood

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

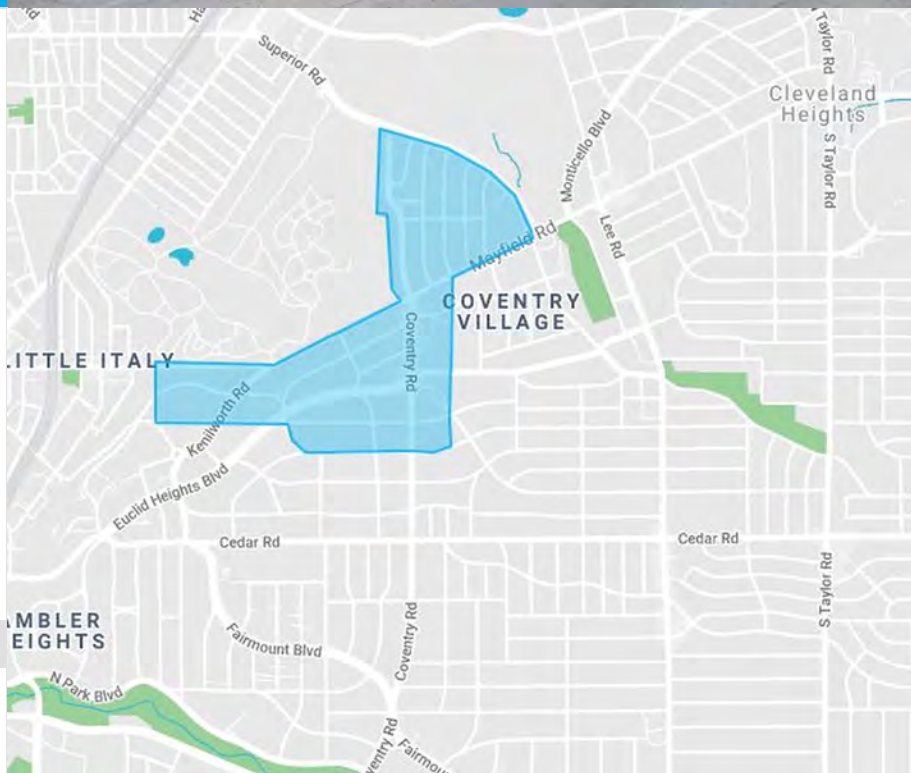
Studio

\$980

1 Bedroom

\$1,300

2 Bedroom



WHAT RESIDENTS THINK ABOUT COVENTRY



Review by **CWRU Med student**

📍 PALMETTO

Coventry has a lot of charm. There are some decent places to grab food, and it is a pretty walkable neighborhood overall. It's quite close to campus, but there can be a decent amount of traffic and noise in the area.



Review by **CWRU Med student**

📍 CRESTVIEW

I love the Coventry area. It's very walkable and has everything you need- hardware store, grocery store, coffee shops, thrift store, multiple food options, and a community garden.

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CWRU, University Hospitals, The Cleveland Institute of Art, and The Cleveland Clinic.

Shaker Collection Apartments

MICRO, STUDIO, 1, 2 & 3-BR



BUCKEYE-SHAKER

4 LOCATIONS

A sophisticated living experience while still capturing the essence of contemporary living.

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- ✓ Fitness Center, Laundry Facilities
- ✓ Rooftop Sundeck
- ✓ Garage and Lot Parking

Integrity Cleveland Heights

1, 2 & 3-BR



CEDAR FAIRMOUNT, COVENTRY 37 LOCATIONS

Impeccable services, dedicated amenities, and a variety of floor plans.

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- ✓ Historic Buildings
- ✓ Pet Friendly
- ✓ Laundry Facilities
- ✓ On CWRU Shuttle Route
- ✓ Limited Covered Parking Available

Reserve Overlook

1, 2, 4 & 5-BR



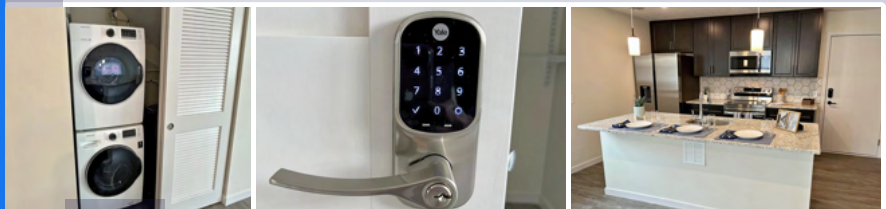
CEDAR FAIRMOUNT

1 LOCATION

Say goodbye to cramped dorm living and enjoy a premium off-campus experience.

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- ✓ Brand New Apartments
- ✓ Furnished, Individual Lease
- ✓ Private Ensuite Bathroom
- ✓ Short Walk to CWRU Campus
- ✓ Off Street Parking Available





University Circle

Walk to class and live in Cleveland's cultural hub

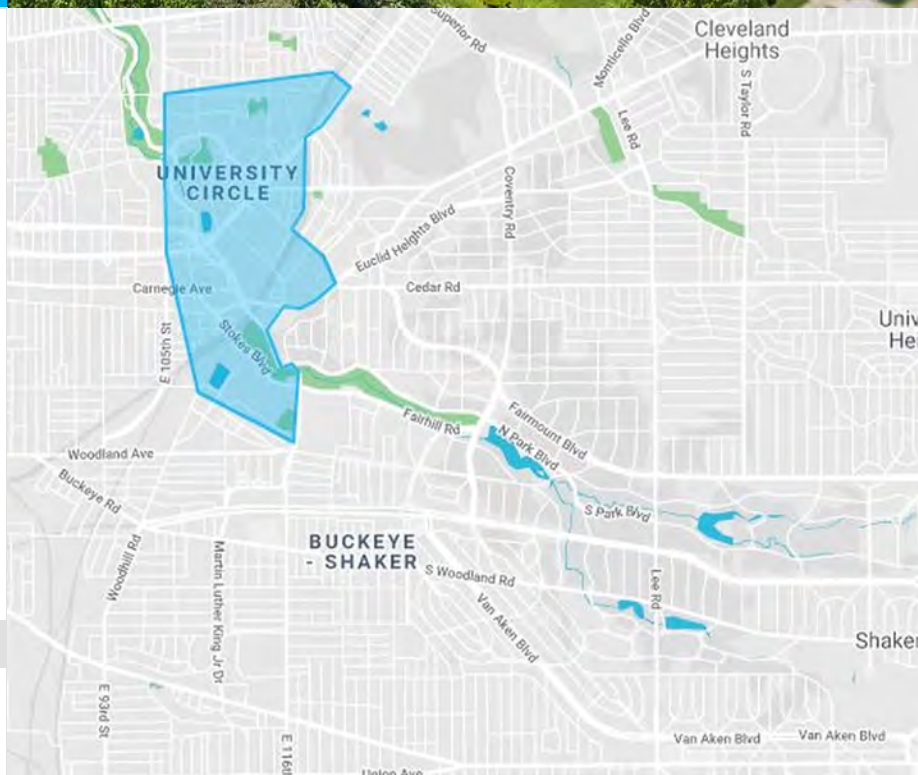
ABOUT UNIVERSITY CIRCLE

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 student](#)

[FAYNE APTS](#)

Easy access to campus, Uptown, and Little Italy. Near Red Line station.



Review by [CWRU Med student](#)

[COMMODORE PL](#)

You are in the heart of University Circle, the cultural center of Cleveland. During the school year, you will constantly see students walking and in the restaurants. If you use common sense, it is for the most part safe.



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CSU / Case Western



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- Rooftop Firepit Lounge, Big Screen TV & Sunning Beds
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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

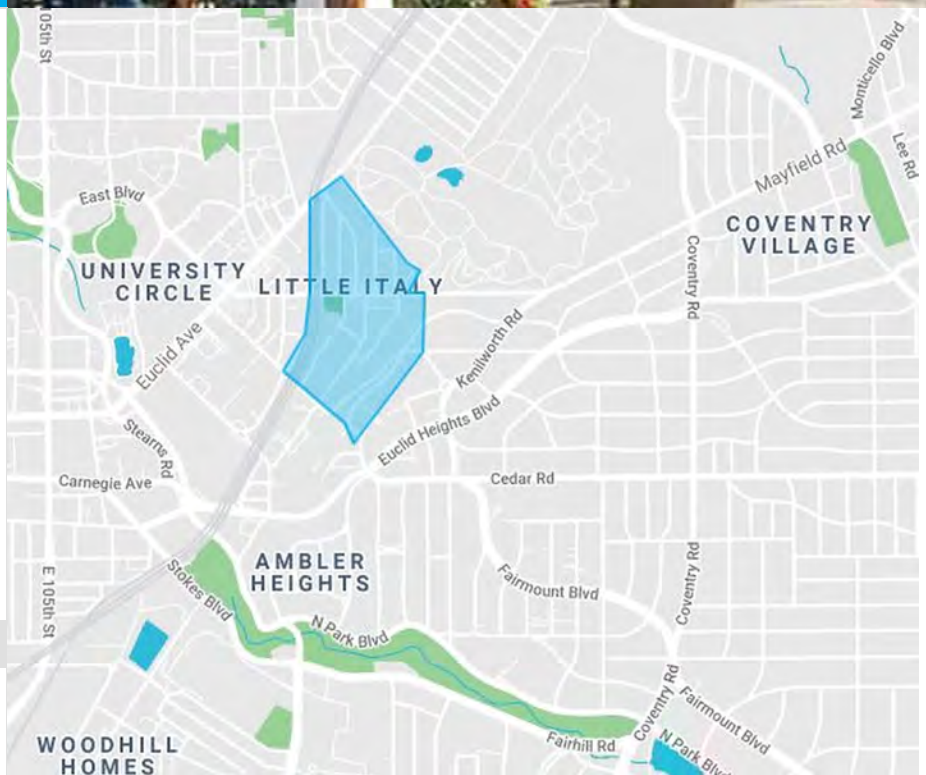
Studio

\$1,300

1 Bedroom

\$1,850

2 Bedroom



WHAT RESIDENTS THINK ABOUT LITTLE ITALY



Review by **CWRU Med student**

📍 1955 E 120TH ST

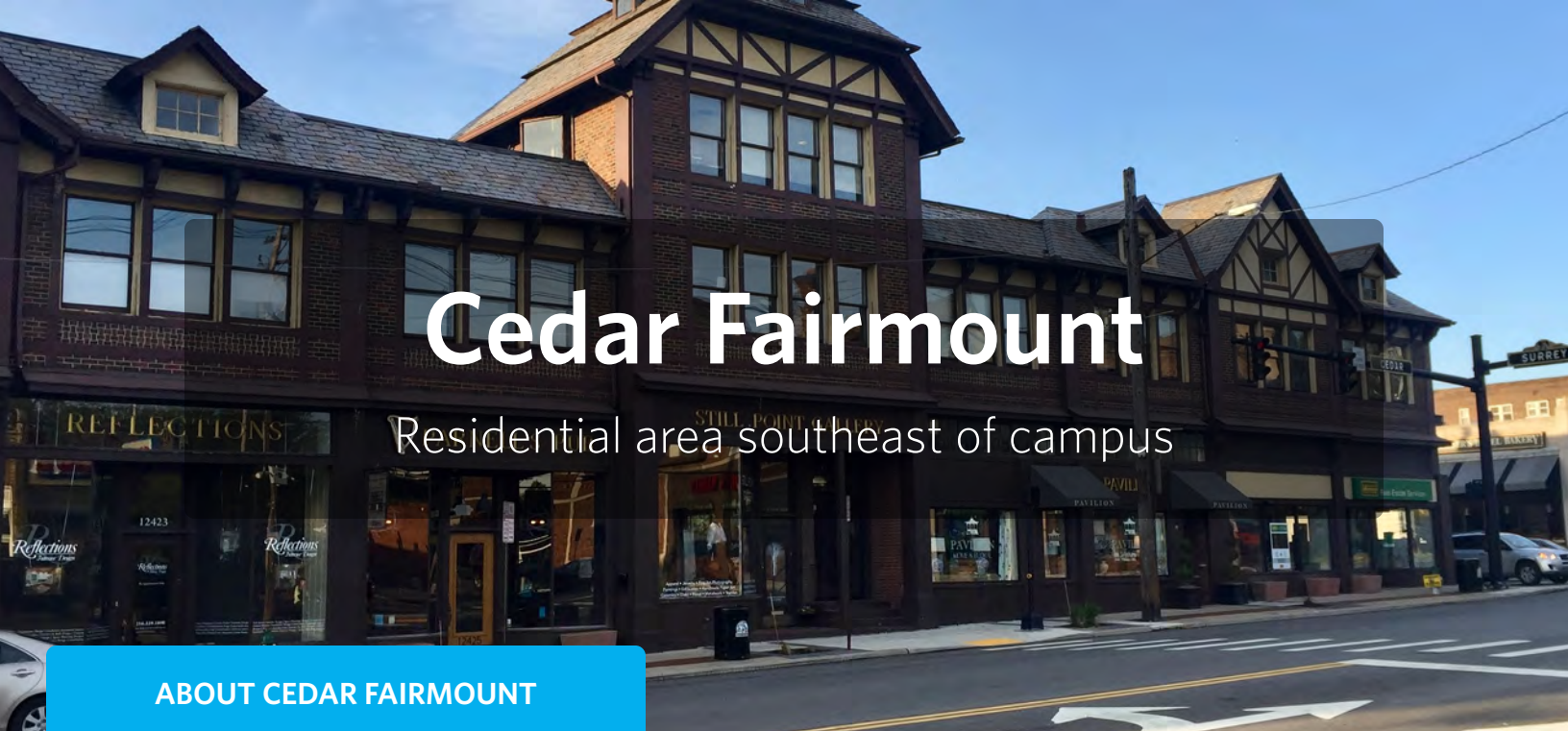
Little Italy is a great old neighborhood. It is highly walkable with easy access to the RTA and bike lanes. You can get to almost anything you need in a mile or less. Parking is a hassle if you do choose to have a car. Demographic has slightly shifted making the neighborhood more college aged and therefore temporary.



Review by **CWRU Med student**

📍 MURRAY HILL RD

Little Italy has everything you can ask for. Amazing authentic Italian restaurants, bakeries, coffee shops, bars, you name it. A great spot to hit no matter what you're in the mood for.



Cedar Fairmount

Residential area southeast of campus

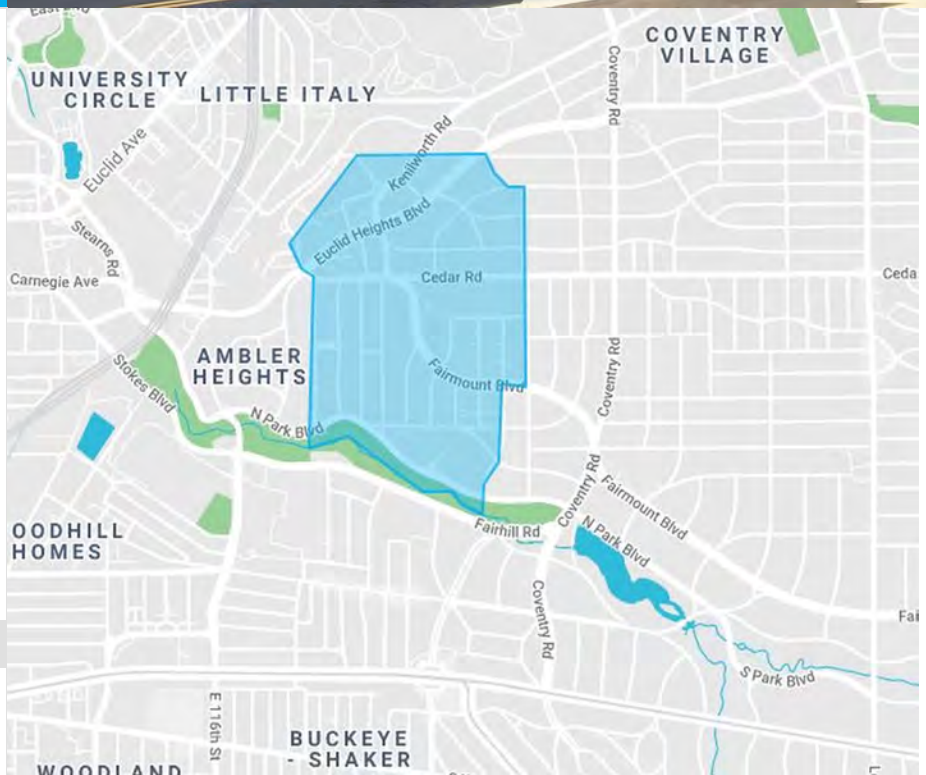
ABOUT CEDAR FAIRMOUNT

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 student**

📍 DERBYSHIRE RD

Within walking distance from campus & Coventry, some good shops and restaurants. No grocery store (closed a year ago), will need a car/friend/instacart. Access to dry cleaning and a couple salons/barbershops. Not generally super loud, but there are a decent number of sirens and the occasional loud neighbor party. Likely more noise if you're facing Cedar.



Review by **CWRU Med student**

📍 INTEGRITY

Cleveland Heights is a nice area! I am on a nice and fairly quiet street, but it is easy to get to the main street. There is not much around though and it takes time to get to anywhere with stores.

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$1260+ per renter
 - \$\$\$ \$840- \$1259
 - \$\$ \$780- \$839
 - \$ < \$780

* 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
10000 Lamont Ave	Apt	6.0	\$\$\$				●●	●●	●	●	●●
12509 Cedar Rd	Apt	6.0	\$\$				●●●●	●	●	●●●●	●●●●
1955 E 120th St	Apt	7.5	\$\$			✓	●●●	●●●	●●●●	●●●●	●●
2109 Random Rd	Apt	6.0	\$\$				●●●	●●	●	●	●●●
2220 Murray Hill Rd	Apt	8.0	\$\$			✓	●●●●	●●	●●●●	●●●●	●●
2331 Bellfield Ave	Apt	8.0	\$\$				●●	●●●●	●●●●	●●●●	●●●●
2504 Derbyshire Rd	Apt	6.0	\$\$				●	●	●●	●	●●
2646 Mayfield Road	Apt	8.0	\$				●●●●	●●●	●●●●	●●●●	●●●●
2655 Hampshire Rd	Apt	9.0	\$\$		✓		●●●●	●	●●●●	●●●●	●●
Artisan	Apt	10.0	\$\$		✓	✓	●●●●	●●●●	●	●●●	●●●●
Axis at Ansel	Apt	7.8	\$\$\$\$	✓			●●	●●●●	●●●	●●	●●
Bertland Building	Apt	7.8	\$\$				●●●●	●●●	●●●●	●●●	●●●●
C. Roberto	Apt	6.0	\$\$				●●●	●●●●	●●	●●●●	●●●●
Centric	Apt	7.7	\$\$	✓	✓		●●●	●●●	●●	●●●	●●●
Commodore Place Apartments	Apt	6.8	\$\$\$				●●	●●	●●●●	●	●●
Courtyard Apartments	Apt	9.6	\$				●●●●	●●	●●●●	●●	●●●●
Crestview	Apt	6.0	\$\$				●	●	●●●	●	●●
Esther's Place	Apt	6.0	\$\$				●	●	●●	●●	●●
Euclid3	Apt	7.4	\$\$				●●●●	●●	●●	●	●●●●
Fayne Apartments	Apt	7.5	\$				●●	●●●	●●●●	●	●●●
Glenville CircleNorth	Apt	7.8	\$\$\$				●●●●	●●	●●●●	●●	●●●
Hazel 8	Apt	8.9	\$\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
Heights Apartments on Overlook	Apt	6.0	\$\$				●	●	●	●	●●
Innova	Apt	8.2	\$\$\$\$		✓	✓	●●●	●●●	●	●	●●
Kemper Place	Apt	6.7	\$				●●	●●	●●	●	●●
Kensington Place	Apt	7.4	\$\$	✓			●●	●●	●●●	●●	●●

*** 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
Legacy @Itasca	Apt	8.0	\$\$				●●●●	●●●●	●●●	●●●	●●
Mornington Apartments	Apt	6.0	\$				●	●	●●●	●	●●
Overlook Manor	Apt	6.5	\$\$				●	●●	●●	●●●	●●●●
Park Lane Villa	Apt	7.7	\$\$\$\$				●●	●●●	●●	●●●	●●●●
Quarter	Apt	9.0	\$\$				●●●	●●●●	●●●	●●●●	●●●
Reserve Overlook	Apt	8.0	\$\$\$	✓			●●	●●	●●●	●●●	●●
Southgate Towers	Apt	9.0	\$\$				●●●	●●●●	●●●●	●●●●	●●●●
Stratford Arms	Apt	6.2	\$\$		✓		●	●	●●	●●	●●
Sunrise	Apt	6.0	\$\$				●	●	●	●	●●
The Archer	Apt	9.1	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Ascent	Apt	8.5	\$\$\$\$				●●●	●●●●	●●●●	●●●	●●●
The Bingham	Apt	8.8	\$\$\$				●●●●	●●●●	●●●	●●●●	●●●
The Brantley	Apt	6.0	\$\$\$				●	●	●	●●	●●●
The Commercial Building	Apt	7.5	\$\$\$				●●	●●●●	●●	●●●●	●●
The Concord Apartments	Apt	8.4	\$\$				●●●	●●●	●●●	●●●	●●●●
The Edge	Apt	6.0	\$\$				●	●●●	●●	●●●	●●●
The Frederick	Apt	6.4	\$				●	●●	●	●●	●●
The Hat Factory	Apt	8.2	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●
The Highland Building	Apt	8.7	\$				●●●	●●●	●●●	●●●	●●
The Lennox	Apt	9.2	\$				●●	●●●	●●●	●●	●●●
The Lumos	Apt	8.0	\$\$\$\$				●●●	●●●	●	●●	●●
The Palmetto	Apt	6.4	\$	✓	✓		●●	●●	●	●●	●●
The Terminal Tower Residences	Apt	8.0	\$\$				●●●	●●●	●●●	●●●●	●●
The Vantage Apartments	Apt	7.1	\$\$\$				●●●	●●●●	●●	●	●●
The Wilson Building	Apt	6.0	\$				●	●●	●	●●●	●●●
Twin Flags	Apt	6.0	\$\$				●	●	●	●●	●●
University East Apartments	Apt	7.3	\$\$\$				●●	●	●●	●●	●●
Waldorf Towers Apartments	Apt	6.0	\$\$				●●	●	●●	●●	●●

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.



Historic Charm in the Heart of University Circle:
Welcome Home to **Convenience, Community, and Connectivity!**

Walking distance to CWRU, the Cleveland Clinic and University Hospitals



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Complimentary Dog Walking

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THE FINCH GROUP
A MULTIFACETED REAL ESTATE COMPANY



MOST POPULAR

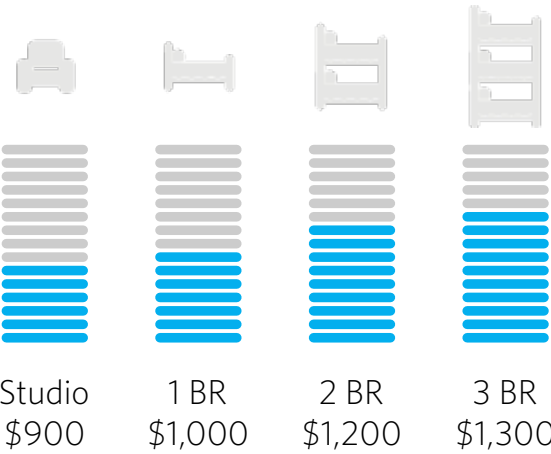
Buildings with the most CWRU Med Graduate students

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

What students typically look for:



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



TOP 5

1 st	THE HIGHLAND BUILDING	8+ PEOPLE
2 nd	THE PALMETTO	6+ PEOPLE
3 rd	GLENVILLE CIRCLENORTH	5+ PEOPLE
4 th	THE FREDERICK	4+ PEOPLE
5 th	2646 MAYFIELD ROAD	3+ PEOPLE

1st
8+ PEOPLE

THE HIGHLAND BUILDING

Cedar-Fairmount \$

Review by CWRU Medical Student
 "I can walk to case western in less than 20 minutes/close to bus stop. Lots of restaurants within 1 block. Very spacious apartment for 1 bed/1bath. Covered parking."

2nd
6+ PEOPLE

THE PALMETTO

Coventry \$

Review by CWRU Medical Student
 "This property has a washer and dryer in the building, a city-owned parking lot adjacent to it, and a private parking lot directly behind it. Management is very quick to respond to maintenance issues. While true that Integrity properties are more expensive than properties from other landlords, the extra money is worth it, in my opinion, because of how reliable Integrity is. Integrity communicates with me over every detail, something I greatly appreciate."

3rd
5+ PEOPLE

GLENVILLE CIRCLENORTH

Hough \$\$\$

Review by CWRU Medical Student
 "Management is very good. Maintenance is fast and reliable. Premises is constantly clean and pretty safe."

HIGHEST RATED

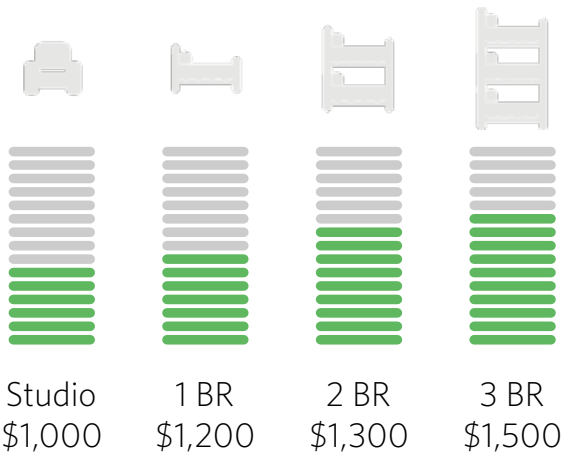
Buildings with the best overall ratings

[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



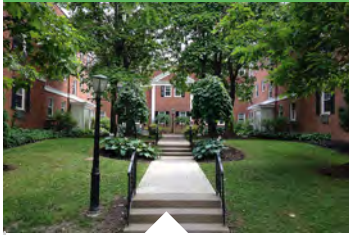
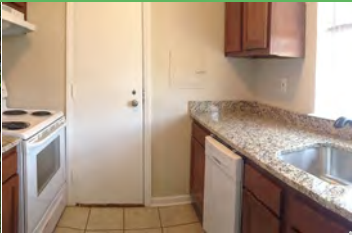
TOP 5

1 st	COURTYARD APARTMENTS	9.5 OVERALL RATING
2 nd	THE LENNOX	9.2 OVERALL RATING
3 rd	THE ARCHER	9.1 OVERALL RATING
4 th	HAZEL 8	8.9 OVERALL RATING
5 th	THE CONCORD APARTMENTS	8.8 OVERALL RATING

1st
\$
9.5
OVERALL RATING

COURTYARD APARTMENTS

Shaker Heights

Review by CWRU Medical Student

"I love my apartment. It's spacious. It's an old building, so the walls are thick, unlike what I'd read about a lot of newer apartment buildings, but it's been renovated, so the rooms don't look or smell old. It's quiet and it's in a beautiful neighborhood- a short walk to the new Van Aken District. Without parking, my rent for a 1BR/1.5ba is \$995, which is just below my limits, but it's so worth it. Parking is a heated garage with locked access. Only downside is shared laundry (\$2.10ea/wash and dry), unless you choose a townhouse, which is obviously a higher rent. Heat is on gas, which is included in the rent. And, it's only a 15min drive to campus! Or, you can pick up the Rapid right outside your front door. As for safety, I've only been here about 4 months, but nothing scary has happened so far. I was really nervous about living alone, but I feel fine there."

2nd
\$
9.2
OVERALL RATING

THE LENNOX

Cedar-Fairmount




Review by CWRU Medical Student

"very safe and clean area; sometimes hard to get ahold of management; maintenance very responsive; some creaky floors; smaller apt buildings so not many "neighbors" - quiet"

3rd
\$\$\$
9.1
OVERALL RATING

THE ARCHER

Downtown




Review by CWRU Medical Student

"Great for a young professional environment with an updated, modern living style compared to Cleveland Heights"

BEST FOR AMENITIES

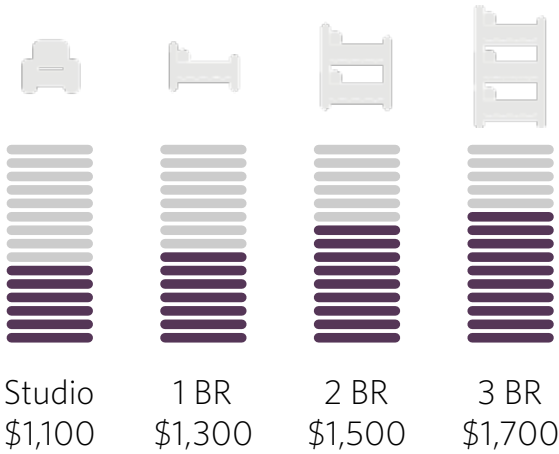
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



TOP 5

1 st	THE ASCENT	10.0 AMENITY RATING
2 nd	THE ARCHER	9.4 AMENITY RATING
3 rd	THE BINGHAM	9.2 AMENITY RATING
4 th	HAZEL 8	8.6 AMENITY RATING
4 th	THE VANTAGE APARTMENTS	8.6 AMENITY RATING

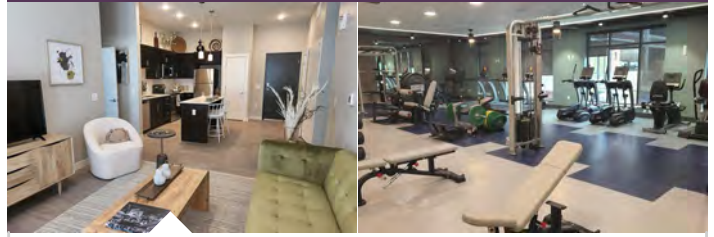
1st

THE ASCENT

Cedar-Fairmount

\$\$\$

10.0 AMENITY RATING



Review by CWRU Medical Student

"Pros: Everything is brand new and fancy, management is top notch.
Cons: Pricy and located against two big roads so a little loud."

2nd

THE ARCHER

Downtown

\$\$\$

9.4 AMENITY RATING



Review by CWRU Medical Student

"Downtown living is the best - you are central to the East side and west side of town. 10-15 minutes from campus. Safe area and next to the Flats! Lots to do downtown. 2 floor gym and community area in apartment building - good for studying spot."

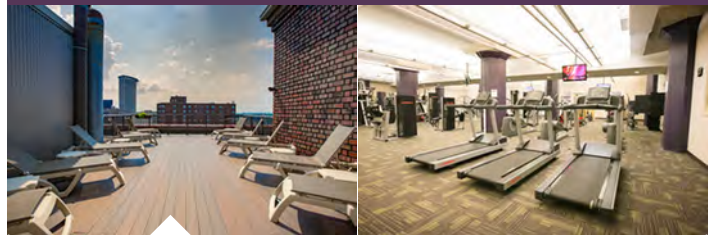
3rd

THE BINGHAM

Downtown

\$\$\$

9.2 AMENITY RATING



Review by CWRU Medical Student

"Great community, friendly people and lots of dog owners. There's many people in their 20's. I've had no issues with maintenance. Can be a louder area on weekends, but that's because it's by a street with a good amount of bars. Not a bad thing in my opinion."

BEST FOR VALUE

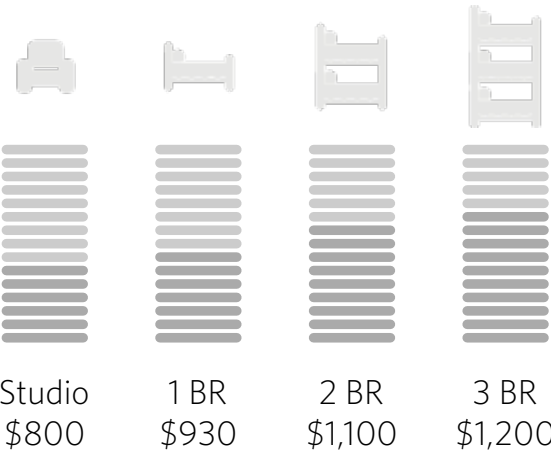
Highest-rated properties for value

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 st		COURTYARD APARTMENTS	9.6 VALUE RATING
2 nd		FAYNE APARTMENTS	7.5 VALUE RATING
3 rd		KEMPER PLACE	6.7 VALUE RATING
4 th		THE PALMETTO	6.4 VALUE RATING
5 th		MORNINGTON APARTMENTS	6.0 VALUE RATING

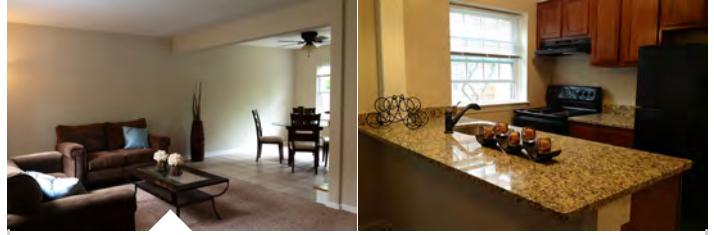
1st

COURTYARD APARTMENTS

Shaker Heights

\$

9.6
VALUE RATING



Review by CWRU Medical Student

"I lived here for 3 years while in graduate school. The apartments are spacious, and the floor plans incredible. The management is small and responsive. Parking is ample outside but best to get a spot in the heated garage. I loved this place it was a no-frills large apartment with everything a grad student needed (quiet, close to public transport, easy to work with management)"

2nd

FAYNE APARTMENTS

University Circle, 2085 Cornell Rd

\$

7.5
VALUE RATING



Review by CWRU Medical Student

"Older building but updated appliances. Clean living space. Management is helpful and timely. Location close to campus is convenient."

3rd

KEMPER PLACE

Shaker Square, 2525 Kemper Rd

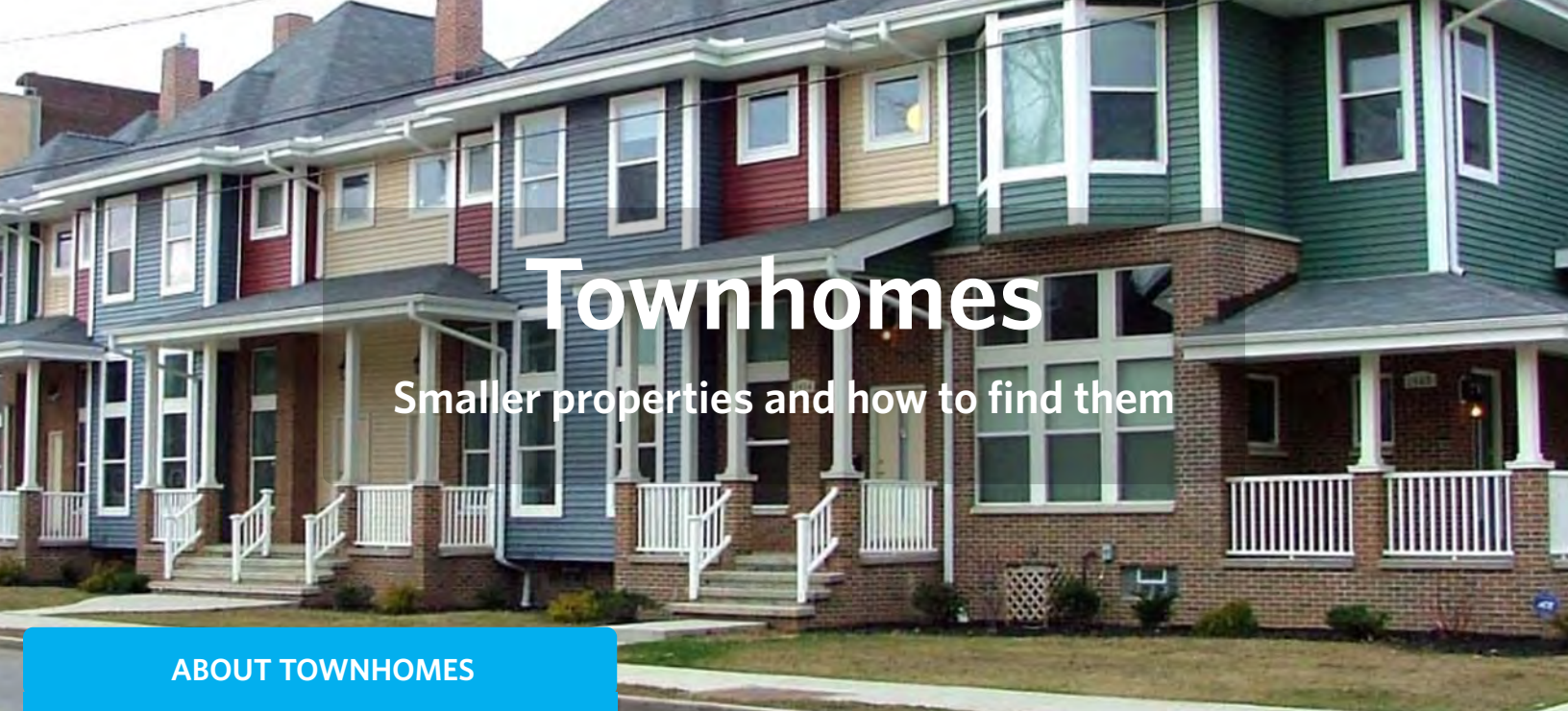
\$

6.7
VALUE RATING



Review by CWRU Medical Student

"Good location, its quiet, price is very affordable. Close to transport and school. Lots of families."



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

C+	Cleveland Heights Apartments
A-	Flaherty & Collins Properties
A-	Geis Companies
B-	Integrity Realty Group
B+	Montlack Realty
A+	Town Management
C+	University Circle Inc.
A+	WXZ Development
B-	Waldorf Towers Apartments
A+	Warehouse District

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.

The logo for Very Apt, featuring the words "Very Apt" in a stylized, italicized font. "Very" is in a dark blue color and "Apt" is in a lighter blue color. The logo is set against a white circular background.

QUESTIONS?

CONTACT@VERYAPT.COM

READY TO MOVE?

**For more detailed reviews and
personalized recommendations,
visit our website below:**

**GET
STARTED!**