

HOUSING OPTIONS FOR ROWAN - VIRTUA SOM PA STUDENTS

Helpful information on living in South Jersey while attending medical school.



1. Area Information & Living in South Jersey*

Get an overview of the region around the Stratford and Sewell campuses, including housing, local attractions, and community resources. This page helps you explore neighborhoods and options near the School of Osteopathic Medicine.



2. Off-Campus Housing Options*

Rowan-Virtua SOM partners with Places4Students and other local housing guides to support students searching for off-campus rentals. You can browse listings, find roommates, and post available rentals. The University does not endorse specific properties; students are responsible for reviewing lease agreements.

3. Affiliated Campus Housing (Glassboro)*

Rowan University partners with Nexus Properties to offer student-focused housing in downtown Glassboro, near the main Rowan University campus. These residences are available through the University housing process and billed through student accounts. The area offers diverse floor plans, dining, and services.



Tips for Housing Searches

- Start your search early, especially for off-campus rentals.
- Consider Glassboro, Stratford, and Sewell for convenient access to campus.
- Compare prices, amenities, and lease terms.
- Visit:
<https://som.rowan.edu/oursom/campus/area-information/offcampus-housing.html>
- <https://som.rowan.edu/oursom/campus/area-information/affiliated-housing.html>
- <https://som.rowan.edu/oursom/campus/area-information/>

*Disclaimer

Rowan-Virtua School of Osteopathic Medicine Off-Campus Living and Community Partnerships does not endorse any landlord, management company, or individual who lists with the Places4Students. Instead, we provide a location for the University community to seek out available off-campus housing in the Stratford and Sewell area.

Neither Rowan-Virtua School of Osteopathic Medicine nor the Off-Campus Living and Community Partnerships guarantees in any manner the service or quality of service offered by listed landlord, management companies, or individuals. Students, parents, and other members of the University and Rowan-Virtua SOM community are under no obligation to utilize Off-Campus Living and Community Partnerships or to rent from companies or individuals listed with the Off-Campus Living and Community Partnerships.



EXPLORE YOUR SPACE AT ROWAN UNIVERSITY

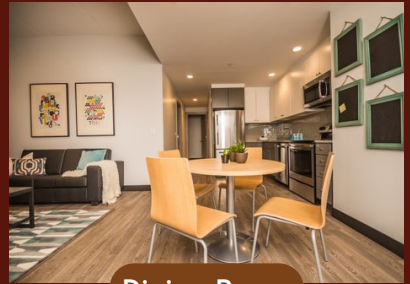
We understand that your living space plays a vital role in your success and comfort. Explore our thoughtfully designed layouts and amenities that cater to your lifestyle.

FEATURES

- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Living Room
- ✓ Dining Room
- ✓ Kitchen
- ✓ Communal laundry



Furnished
Bedroom



Dining Room



Furnished
Living Room



Kitchen

To view more information on
explore more about Nexus



Scan here

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

ROWAN - VIRTUA SOM SEWELL

HOUSING GUIDE

— 2026 —

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



TABLE OF CONTENTS

HOUSING FACTS

Our data on housing

NEIGHBORHOODS OVERVIEW

Most popular neighborhoods for Rowan-Virtua SOM students

- Blackwood
- Woodbury
- Cherry Hill
- Voorhees

DATA TABLE

Compiled from Rowan-Virtua SOM student reviews

APARTMENT RATINGS

Top apartments, based on the feedback of Rowan-Virtua SOM students

- Most Popular
- Highest Rated
- Best for Amenities
- Best for Value

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 South Jersey. We asked Rowan-Virtua SOM 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 Rowan-Virtua SOM students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

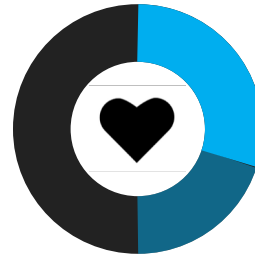
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation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

Where Rowan-Virtua SOM students live



- 30%** Blackwood
- 25%** Woodbury
- 15%** Cherry Hill
- 10%** Voorhees
- 20%** Other

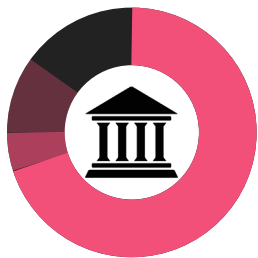
Who Rowan-Virtua SOM students live with



- 30%** Alone
- 20%** Spouse/partner
- 50%** Roommate (excluding spouse/partner)

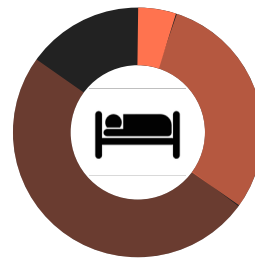
6% of Rowan-Virtua SOM students live with pets

What type of properties Rowan-Virtua SOM students live in



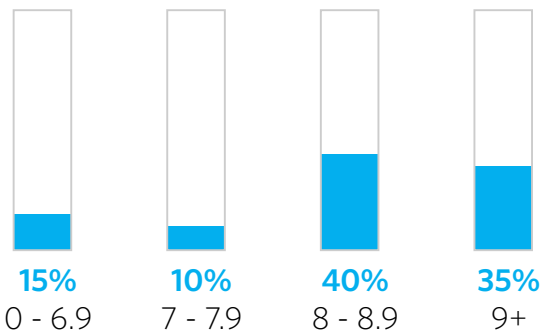
- 70%** Large property (50+ units)
- 5%** Mid-size property (20-49 units)
- 10%** Small property (2-9 units)
- 15%** Single family home

What size residences Rowan-Virtua SOM students live in

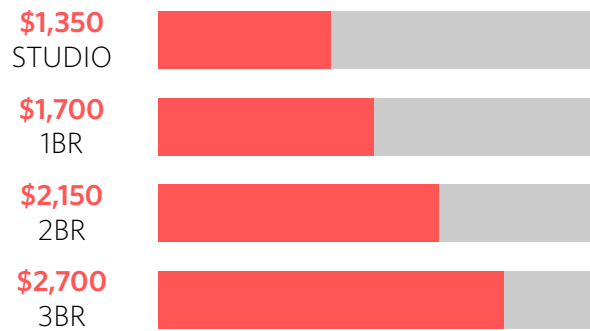


- 5%** Studios or efficiencies
- 30%** One bedrooms
- 50%** Two bedrooms
- 15%** Three or more bedrooms

Distribution of property ratings



Average rent by apartment size



Rent versus own



Commute methods



Renter Guide

and Rental Calculator



1 IDENTIFY YOUR MONTHLY BUDGET

- › You can calculate your monthly costs here: [Online Rent Calculator](#)
- › Consider costs outside rent to accurately know your budget: utilities, groceries, transportation, insurance, etc.

2 CHECK YOUR CREDIT

And find a guarantor if your credit score does not meet the requirements.

3 REACH OUT TO APARTMENT BUILDINGS

 And landlords to learn more and set up tours.

4 GATHER FUNDS

 For up-front costs that come with renting.

- › Prepare to pay an application fee, security deposit, and first/last month's rent.

60-90 Days

Before Moving

5 APPLY FOR AN APARTMENT

- › Landlords and apartment managers will know unit availability at least 60 days out from your lease start date.
- › Make sure the properties you tour have units available for your move-in date.

6 SIGN A LEASE

 If you find something you like and it fits your budget.

7 FIND MOVERS

 And arrange dates.

8 FIND LONG-TERM PARKING

 If you have a vehicle.

30-60 Days

Before Moving

9 SIGN A LEASE

 If you haven't already.

10 MAKE SURE ALL UP-FRONT COSTS ARE PAID

11 CHANGE YOUR MAILING ADDRESS

12 TRANSFER OR CANCEL YOUR EXISTING UTILITIES

13 GET RENTER'S INSURANCE

Through a number of reliable companies. Your landlord may suggest some.

14 PREP AND FIND FURNITURE

15-30 Days

Before Moving



15

INSPECT YOUR
NEW APARTMENT



16

GET
WIFI



17

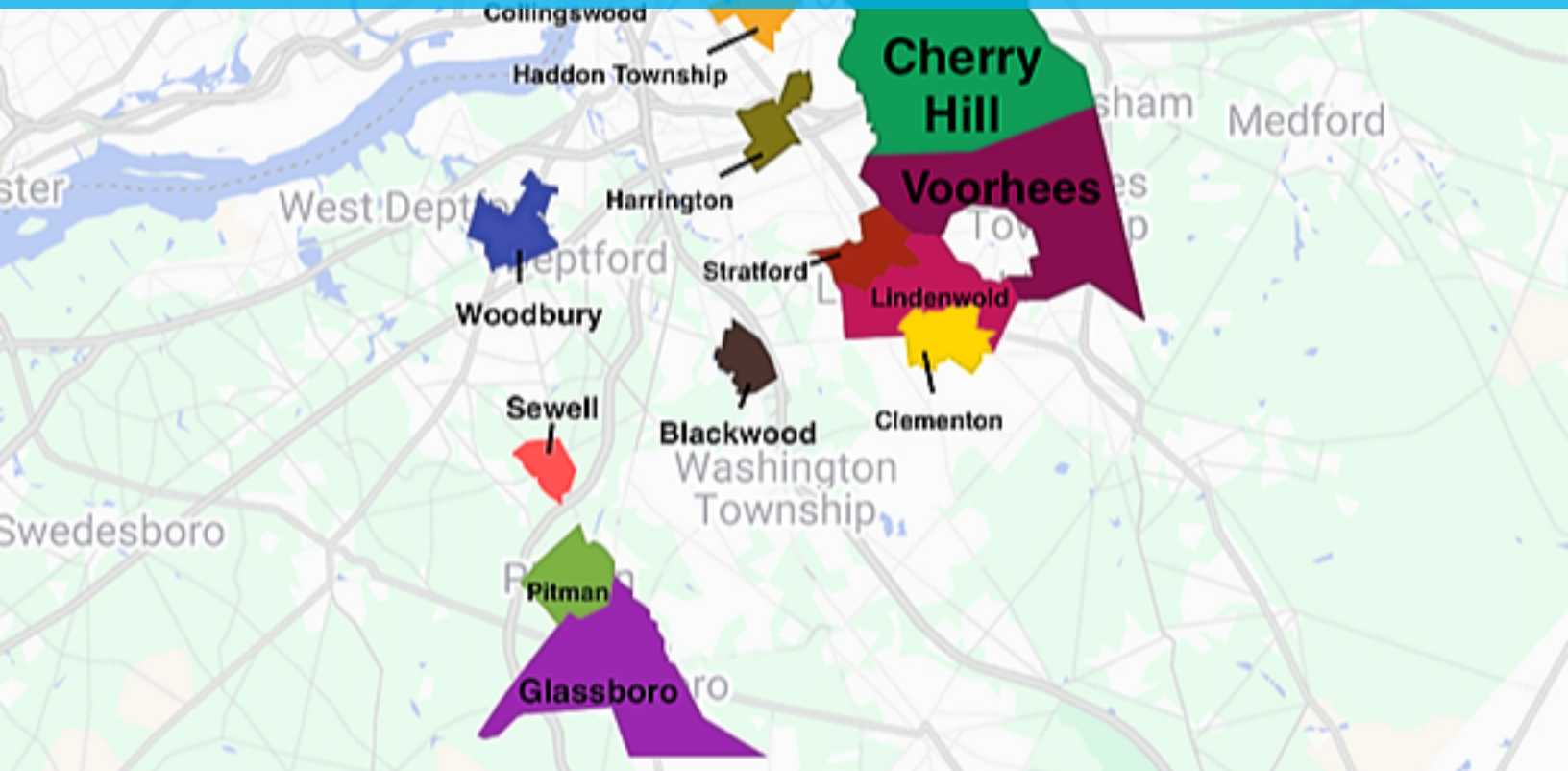
SET UP A
STUDY SPACE!

Right After

Moving

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Rowan-Virtua SOM students



1 Blackwood

30% of Rowan-Virtua SOM students

Located in Gloucester Township, Blackwood is the perfect midpoint between campus and the city. It is super easy to hop on 676 and head into the city for some nightlife, or take a 10-15 minute drive to visit friends around campus. There is no shortage of shopping and restaurants with The Gloucester Premium Outlets at your fingertips.

3 Cherry Hill

15% of Rowan-Virtua SOM students

Cherry Hill is the perfect place for someone who wants to be close to endless activities without having to live in a big city. It is home to the Cherry Hill Mall, shopping centers, large grocery stores, a movie theater, and a plethora of restaurants. If that's still not enough to do, there are 51 parks dispersed throughout the town.

2 Woodbury

25% of Rowan-Virtua SOM students

Woodbury is a conveniently located neighborhood between the Delaware River and Rowan University's Sewell campus. Woodbury and South Jersey can offer anything from city nightlife to summer fishing and quaint coffee shop studying.

4 Voorhees

10% of Rowan-Virtua SOM students

Voorhees is a largely residential town located about 10 minutes from Rowan Med's campus - making it an ideal spot for students. You'll most likely need a car since it's not super walk-able.

Other Neighborhoods

less than 5% each

- 5 Pitman
- 6 Sewel
- 7 Haddon Township
- 8 Stratford
- 9 Barrington



Blackwood

Close to Shopping Malls

ABOUT BLACKWOOD

Located in Gloucester Township, Blackwood is the perfect midpoint between campus and the city. It is super easy to hop on 676 and head into the city for some nightlife, or take a 10-15 minute drive to visit friends around campus.

There is no shortage of shopping and restaurants with The Gloucester Premium Outlets at your fingertips.

Gloucester Premium Outlets

Blackwood Lake

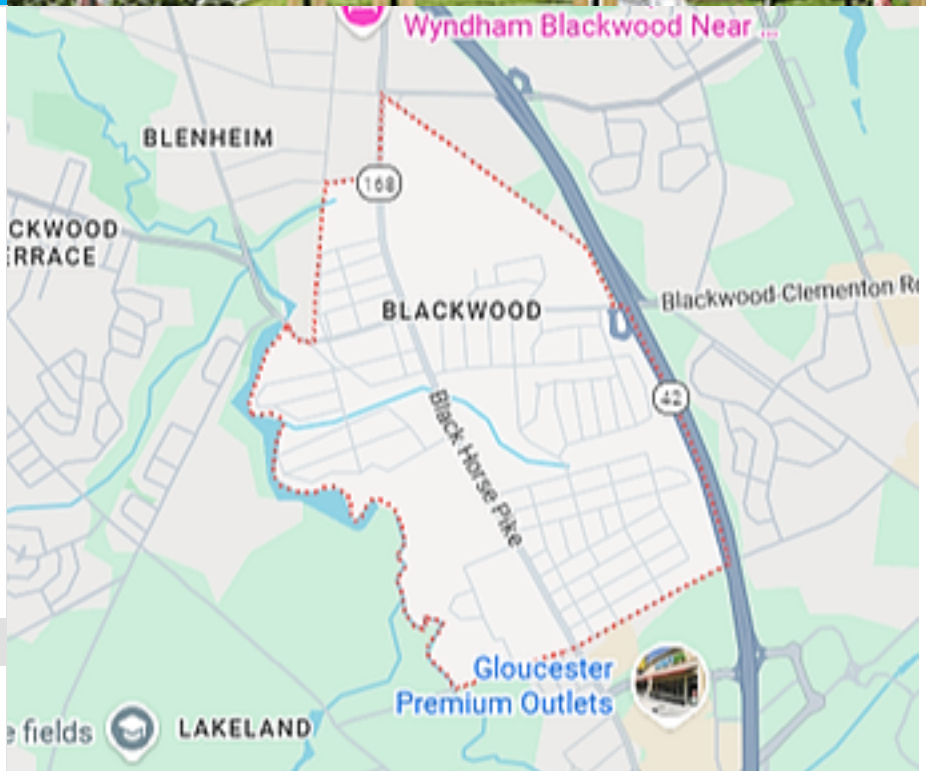
Young Professionals

MEDIAN RENTS IN BLACKWOOD

\$1,125
Studio

\$1,300
1 Bedroom

\$2,000
2 Bedroom



WHAT RESIDENTS THINK ABOUT BLACKWOOD



Review by [Rowan SOM student](#)

📍 LAKEVIEW APTS

Blackwood is a nice neighbor. There are a lot of restaurants in the area, and it is close to the Deptford Mall, as well as NJ 42.



Review by [Rowan SOM student](#)

📍 FAIRWAYS APTS

It is a quite suburban neighborhood. There is not that much to do, but grocery stores are close by.

Woodbury

Friendly Neighborhood Surrounded By Amenities

ABOUT WOODBURY

Woodbury is a family-friendly suburban neighborhood that offers history and community to its residents. The neighborhood is conveniently located across the Delaware River for easy access to the City of Philadelphia, which is excellent for finding cheaper living outside of the city, and easy access to South Jersey's greenery and quiet living. Most Rowan SOM students opt to live in Woodbury because it is a more lively area than Sewell but still very close to campus and the city.



MEDIAN RENTS IN WOODBURY

\$1,200

Studio

\$1,300

1 Bedroom

\$1,750

2 Bedroom

WHAT RESIDENTS THINK ABOUT WOODBURY



Review by [Rowan SOM student](#)

THE AUSTIN

Very nice people and safe community.



Review by [Rowan SOM student](#)

THE AUSTIN

Not much to do, mostly residential/family but there is a mall and close proximity to school. Car is a must (no PATCO).

Cherry Hill

Boundless Activities

ABOUT CHERRY HILL

Cherry Hill has direct access to Route 70 which can get you to Philadelphia in less than 15 minutes or the Jersey Shore in just over an hour. Students who want to live in Cherry Hill will probably do best with a car as Rowan University SOM is about a 15-20 minute drive away. That said, walking around the many residential neighborhoods or to a nearby park is a regular activity for Cherry Hill residents.

Diners

Cherry Hill Mall

Suburban

Parks

MEDIAN RENTS IN CHERRY HILL

\$1,200

Studio

\$1,750

1 Bedroom

\$2,200

2 Bedroom



WHAT RESIDENTS THINK ABOUT CHERRY HILL



Review by [Rowan SOM student](#) 📍 ENCLAVE @ WOOD

I love living in Cherry Hill as there are a lot of nearby restaurants, close to both campuses, and across the street from a train station. The only thing that could be a little better is that there is nowhere to really walk around outside of the complex.



Review by [Rowan SOM student](#) 📍 ENCLAVE @ WOOD

The main streets are just corporations, but the side streets are a nice, safe suburban area. You will definitely need a car to travel between school, home, and other locations.

Voorhees

Residential Town

ABOUT VORHEES

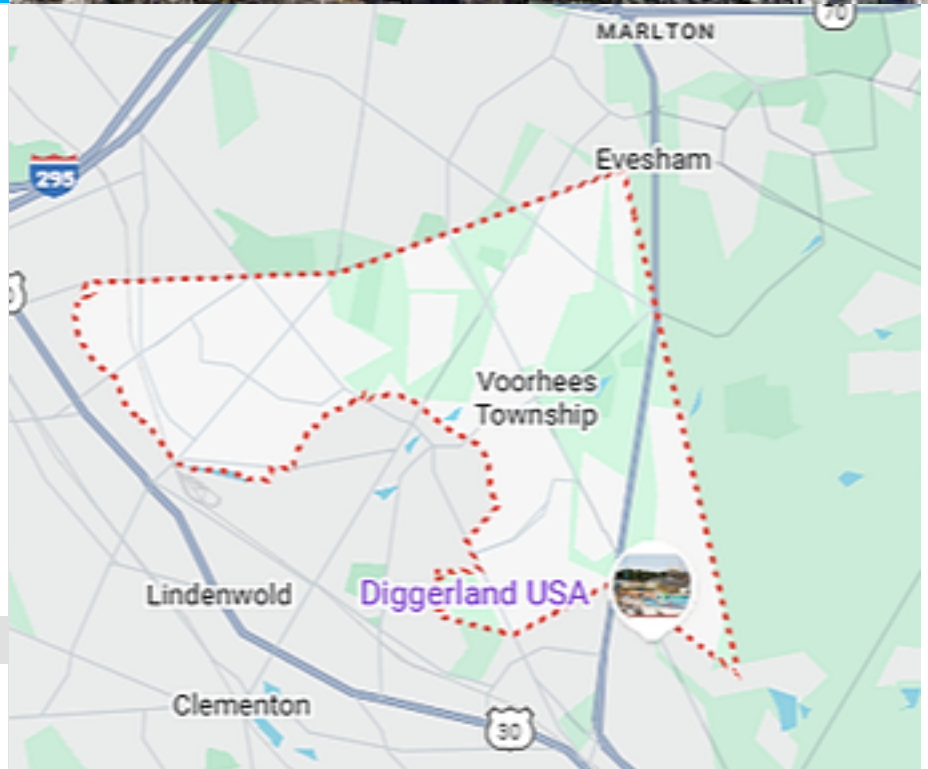
Voorhees is a largely residential town located about 10 minutes from Rowan University SOM - making it an ideal spot for students. You'll most likely need a car since it's not super walkable. That said though, the area is very quiet and pretty accessible to all that South Jersey + Philadelphia have to offer.

Quiet

PATCO

Suburban

Parks



MEDIAN RENTS IN VORHEES

\$1,050

Studio

\$1,200

1 Bedroom

\$1,500

2 Bedroom

WHAT RESIDENTS THINK ABOUT VORHEES



Review by [Rowan SOM student](#)

ECHELON GLEN

Everyone in my neighborhood is extremely nice... lots of families. Multiple complexes are connected with each other with a large field sort of in the middle/to the side of the road. Very close to stores like Target and Acme, and the Lindenwold train station. Also close to RowanSOM, which was a highlight for me.



Review by [Rowan SOM student](#) VIL. AT VORHEES

Voorhees is a nice location that isn't too far from Philly and other nice areas. I don't think it's entirely walkable, but you can manage if you don't mind walking on some busier roads. There are some good restaurants, and it's a relatively safe area, as well.

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$1860+ per renter
 - \$\$\$ \$1620- \$1859
 - \$\$ \$1440- \$1619
 - \$ < \$1440

* 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
57 North Main Street	Apt	7.0	\$\$\$	✓			●●●●	●●●●	●●	●●●	●●●●
Autumn Ridge Apartments	Apt	6.0	\$				●●	●	●	●	●●
Enclave at Woodcrest Station	Apt	9.7	\$\$\$\$	✓			●●●●	●●●●	●●●●	●●●●	●●●●
Fox Pointe	Apt	7.5	\$				●●	●●	●●●	●●●	●●●●
Glen Eyre Apartments	Apt	8.2	\$		✓		●●●	●●●●	●●●●	●●	●●●
Haddonview Apartments	Apt	7.4	\$\$				●●●	●●●	●●	●●●	●●
Holly Court	Apt	8.9	\$\$\$	✓	✓	✓	●●●	●	●●●●	●●	●●●
Inwood At Renaissance Square	Apt	8.6	\$\$\$\$		✓	✓	●●	●●●	●●●	●●●●	●●●●
River Pointe	Apt	8.2	\$\$	✓			●●	●●	●●	●●	●●
Southwinds at Gloucester	Apt	8.0	\$\$\$\$				●●	●	●●●	●●	●●
Station Place	Apt	7.9	\$\$				●	●●●	●	●●●●	●●●●
The Austin	Apt	9.0	\$\$\$				●●●●	●●	●●●	●●	●●
The Fairways Apartment Homes	Apt	6.8	\$\$				●●	●●	●●	●●	●●
The Village at Voorhees	Apt	8.4	\$\$\$		✓	✓	●●●●	●●●●	●●	●●●●	●●●
The Vista Apartments	Apt	7.8	\$\$				●●	●●	●	●●●	●●
Timber Cove Apartments	Apt	9.0	\$		✓		●●●	●●●	●●●●	●	●●
Washington Way Apartments	Apt	7.2	\$				●●	●●	●●	●	●●
Woodmont Townsquare	Apt	8.5	\$\$\$\$	✓	✓	✓	●●●●	●●●●	●●●●	●●●●	●●●

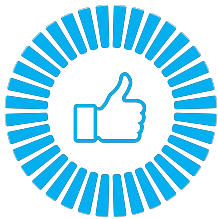
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

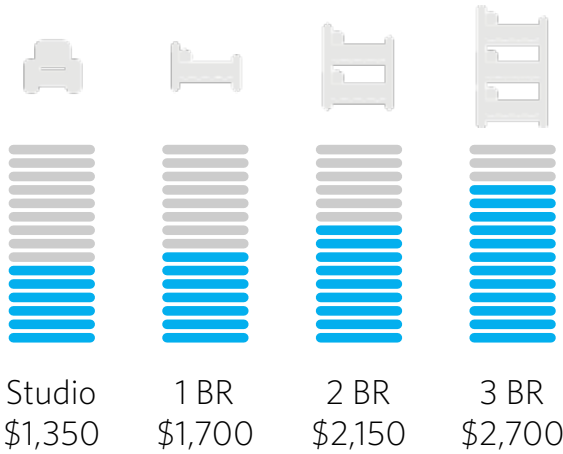
Buildings with the most Rowan-Virtua SOM students

[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	RIVER POINTE	7+ PEOPLE
2 nd	ENCLAVE AT WOODCREST STATION	5+ PEOPLE
3 rd	WOODMONT TOWNSQUARE	4+ PEOPLE
4 th	HOLLY COURT	3+ PEOPLE
5 th	57 NORTH MAIN STREET	2+ PEOPLE

1st

RIVER POINTE

Gloucester City, 5 Meadow Ln

\$\$

7+ PEOPLE



Review by Rowan SOM Student

"Overall, this has been a great place to come home to and study. It's quiet and filled with other students and working professionals. Management and maintenance are very prompt, and I've personally never waited more than 1 business day to get a response or a request addressed (cont.)"

2nd

ENCLAVE AT WOODCREST STATION

Cherry Hill, 110 Woodcrest Rd

\$\$\$\$

5+ PEOPLE



Review by Rowan SOM Student

"I have had a comfortable and enjoyable living experience thus far. Enclave offers a variety of different amenities and floor plans to fit your needs. It also offers a very good social environment with a fair amount of other Rowan medical students living here. Rent is on the pricier side compared to the other apartments in the area, but it is hard to beat the location (Cherry Hill) and the offerings of Enclave."

3rd

WOODMONT TOWNSQUARE

Sewell, 100 Center St

\$\$\$\$

4+ PEOPLE



Review by Rowan SOM Student

"The apartment is really spacious, especially for the price, this is a great option. Management is fantastic and very responsive. They are constantly maintaining HVAC system and the property. If anything goes wrong, they send emails right away reminding residents to uphold the community standards."

HIGHEST RATED

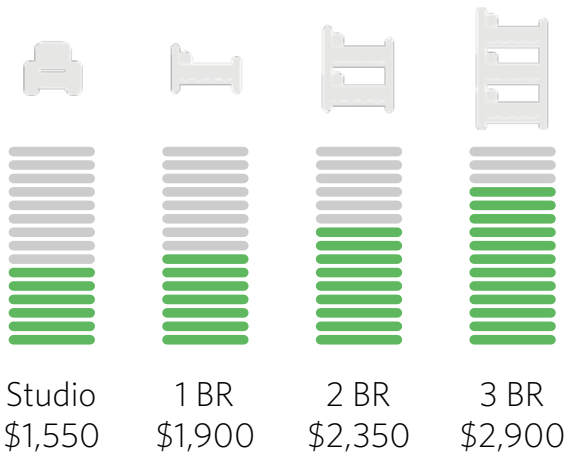
Buildings with the best overall ratings

[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		ENCLAVE AT WOODCREST STATION	9.7 OVERALL RATING
2 nd		THE AUSTIN	9.2 OVERALL RATING
3 rd		TIMBER COVE APARTMENTS	9.0 OVERALL RATING
4 th		HOLLY COURT	8.9 OVERALL RATING
5 th		INWOOD AT RENAISSANCE SQUARE	8.6 OVERALL RATING

1st

ENCLAVE AT WOODCREST STATION \$\$\$\$ | 9.7 OVERALL RATING
Cherry Hill, 110 Woodcrest Rd

Review by Rowan SOM Student
"This is a wonderful option for students. It is conveniently located across the street from Woodcrest Station, which can take you into Philadelphia or nearby areas, and the highway. The complex features a beautiful pool, fireplaces, outdoor couches, a brand new clubhouse with a gaming area, kitchen, study rooms, and a gym. The apartments are really spacious, modern, include brand new appliances, in-unit laundry, and lots of sunlight (cont.)"

2nd

THE AUSTIN \$\$\$ | 9.2 OVERALL RATING
Woodbury, 1 Club Dr

Review by Rowan SOM Student
"Apartments are clean, somewhat modern, and in a safe and quiet location. Rent on the higher end but includes many amenities (gym, clubhouse with pool and social spaces, fixed water rate, internet). Recommended for individuals seeking safe and comfortable living spaces close to Sewell (~10 min drive). Only ~20 min from Stratford and ~30 min to Philly (cont.)"

3rd

TIMBER COVE APARTMENTS \$ | 9.0 OVERALL RATING
Bellmawr, 928 Creek Rd

Review by Rowan SOM Student
"Lots of space for the price, ample parking, responsive with any issues, communicates with the tenants if they will be checking or fixing anything. Only downside so far is that it seems unoccupied for a long time so there were a lot of spiders to clear out and it is in an area you need a car to get around."

BEST FOR AMENITIES

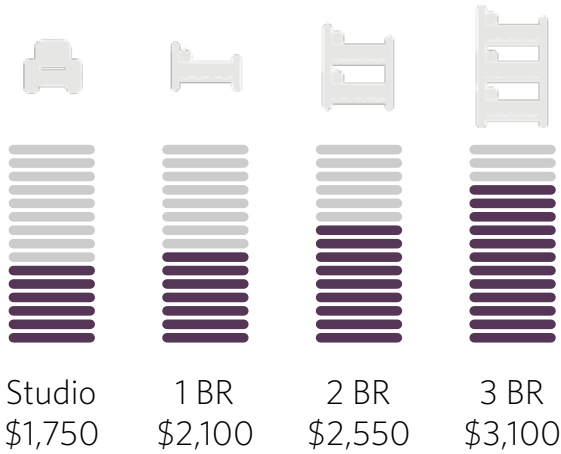
Highest-rated properties for amenities

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	WOODMONT TOWNSQUARE	9.7 AMENITY RATING
2 nd	THE VILLAGE AT VOORHEES	9.4 AMENITY RATING
3 rd	ENCLAVE AT WOODCREST STATION	9.3 AMENITY RATING
4 th	GLEN EYRE APARTMENTS	8.8 AMENITY RATING
5 th	INWOOD AT RENAISSANCE SQUARE	8.5 AMENITY RATING

1st
WOODMONT TOWNSQUARE
\$\$\$\$
9.7
AMENITY RATING

Sewell, 100 Center St

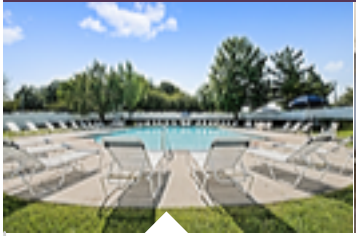




Review by Rowan SOM Student

"Woodmont Townsquare is an amazing apartment complex to live in. It is extremely clean and well regulated by management. If there is an issue, they will come in same day or next day to resolve it. They also host little events to get all the residents together so we can know each other. The only downside is that you have to pay for water, sewage, electricity, wifi, cable on your own aside from the rent."

2nd
THE VILLAGE AT VOORHEES
\$\$
9.4
AMENITY RATING

Voorhees, 10 Lucas Ln






Review by Rowan SOM Student

"I like the amenities. It goes a long way with the stress of school."

3rd
ENCLAVE AT WOODCREST STATION
\$\$\$\$
9.3
AMENITY RATING

Cherry Hill, 110 Woodcrest Rd

Review by Rowan SOM Student

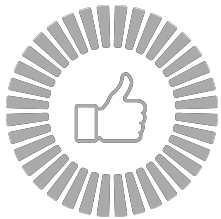
"I have so far loved living at The Enclave! It has a lot of great amenities and located in a quite area that is still accessible to Sewell, Stratford, Philly and more!"

BEST FOR VALUE

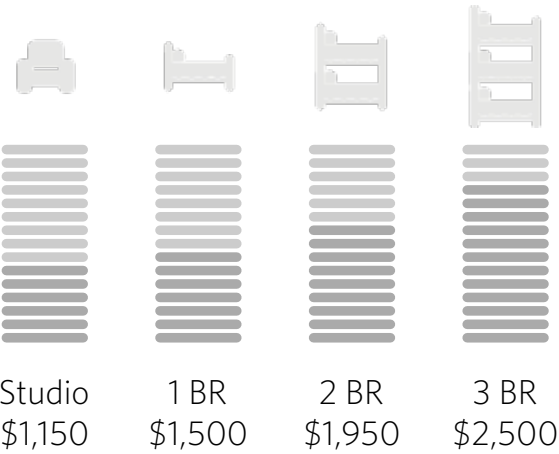
Highest-rated properties for value

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		TIMBER COVE APARTMENTS	10.0 VALUE RATING
2 nd		GLEN EYRE APARTMENTS	8.8 VALUE RATING
3 rd		HOLLY COURT	8.6 VALUE RATING
4 th		THE AUSTIN	8.1 VALUE RATING
5 th		INWOOD AT RENAISSANCE SQUARE	8.0 VALUE RATING

1st



TIMBER COVE APARTMENTS \$ | 10.0 VALUE RATING
Bellmawr, 928 Creek Rd

Review by Rowan SOM Student
"Lots of space for the price, ample parking, responsive with any issues, communicates with the tenants if they will be checking or fixing anything. Only downside so far is that it seems unoccupied for a long time so there were a lot of spiders to clear out and it is in an area you need a car to get around."

2nd



GLEN EYRE APARTMENTS \$ | 8.8 VALUE RATING
Cherry Hill, 700 Renaissance Dr

Review by Rowan SOM Student
"It is very nice. Half way between both campuses. It is a safe area."

3rd

HOLLY COURT \$\$\$ | 8.6 VALUE RATING
Pitman, 601 W Holly Ave

Review by Rowan SOM Student
"It's a small complex with mostly older people and some Rowan Undergrad students. It's 10 minutes form Sewell and a nice quiet place."



Join thousands of students in the fight for better student loans.

Juno is a collective bargaining group started by HBS students that has successfully negotiated discounts for students since 2018.

Sign up for free

<https://juno.us/gapt>

As featured in

TC TechCrunch THE WALL STREET JOURNAL. The Boston Globe



ABOVE THE LAW

yahoo!
finance



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 Rowan-Virtua SOM 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

GRADE	LANDLORD
B+	AJH Management
B+	Aion Management
A-	Alterra Property Group
B	Chelsea Management
A-	Kamson Corporation
A+	Merion Residential
B+	Morgan Properties
A+	Viking Residential
A+	Woodmont 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.

International Student

Guide to Renting

Renting an apartment as an international student can feel overwhelming, especially if it's your first time **navigating the housing market** in a new country.

Below is advice to **help make the process smoother** and highlights key differences from what domestic renters might experience.



1 Start Early



Begin your apartment search **at least 60-90 days** before you need to move, as international students face extra steps that may slow the process.

Popular rental areas nearby fill up fast, so starting early ensures you have enough time to **complete paperwork**, **secure financial guarantees**, and resolve any issues.

Also, consider **getting a roommate** to lower monthly costs. You'll want to start this process early so you have time to align with your roommate.

2 Documents You'll Need

Be prepared to provide more documentation than a domestic renter. Requirements include:



PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



PASSPORT

And visa information



PROOF OF FINANCIAL STABILITY

Most apartment buildings and landlords want to see that you, or your guarantor, are making **3x the monthly rent**.

i Documents for proof include bank statements, scholarships/financial aid, or proof of funding.



GUARANTOR

Some landlords require a local guarantor (someone who can pay the rent if you don't).

Universities may offer services to act as a guarantor for international students, or you can look into **third-party guarantor** services if you do not have one.

3 Credit History

Domestic renters often need a good credit history to rent an apartment, which can be a challenge for international students who don't have a U.S. credit score. If this is the case:



BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

Many apartments and landlords will charge higher up-front costs because you do not have a credit score.



FIND A CO-SIGNER

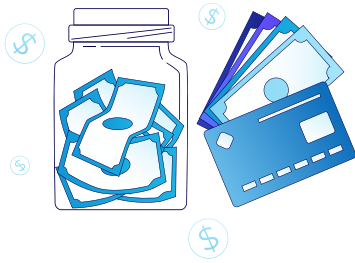
(Someone with a U.S. credit history to back your lease)

Some landlords are more flexible and may not require credit checks for students, so ask upfront.

4 Utilities and Up-Front Costs

While apartment buildings vary in their policies, you can usually expect to pay:

SECURITY DEPOSITS

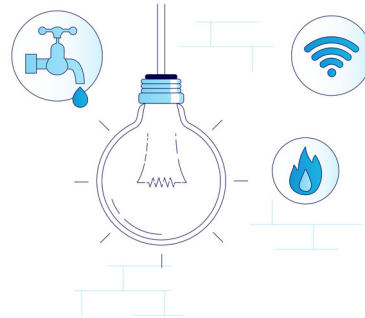


Equivalent to:

1 Full Month of Rent

+ First & Last Month's Rent

UTILITIES (If they aren't included)



- ✓ Gas
- ✓ Water
- ✓ Electricity
- ✓ WiFi

i Ask your landlord what is included before you sign the lease to ensure the monthly expenses fit in your budget.

5 Know Your Rights

Tenant rights differ depending on where you are renting. Familiarize yourself with local rental laws, including:

SECURITY DEPOSITS

Typically refunded at the end of your lease if there's no damage.



MAINTENANCE

Landlords are responsible for repairs, so be sure to report issues in writing.

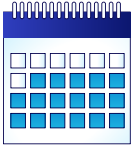


EVICTION

Ensure you know the rules around eviction notices and rent increases.



6 Understand Lease Terms



LEASE LENGTH

- › Most leases in the U.S. are 12 months.
- › Short-term leases may cost more, and subleasing might be an option if you only need housing for part of the year.



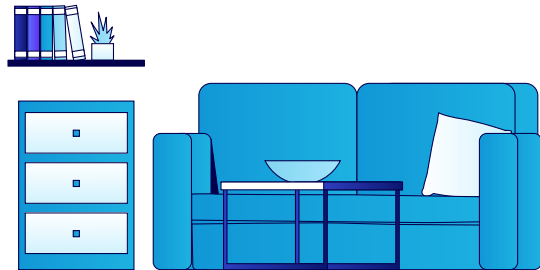
RENT PAYMENT

- › U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.

i International wire transfers can take time, so set up a U.S. bank account to simplify payment.

7 Furnishing Your Apartment

Many U.S. apartments are rented unfurnished. Here are a few tips:



FURNITURE

Consider buying second-hand furniture from local stores or online platforms like Craigslist or Facebook Marketplace.



SHORT-TERM RENTALS

If you're only staying for a semester or short-term, look for furnished apartments or ask about flexible furniture rental services.

Final Tips



BE WARY OF SCAMS

Avoid sending money before seeing the apartment or signing a lease. Always deal with reputable landlords or property management companies.



COMMUNICATE CLEARLY

Ask questions if something is unclear, and consider asking a friend or advisor to review documents with you.

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!**