

REVIEWS AND ADVICE
FROM BU LAW STUDENTS

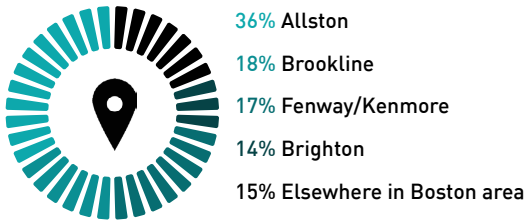
BOSTON GRAD STUDENT HOUSING GUIDE — 2015-2016 —

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

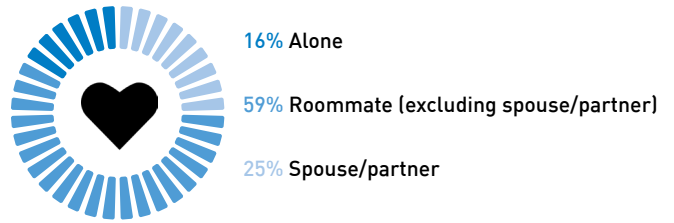
VeryApt

Intelligent Apartment Search

Where BU Law Students Live



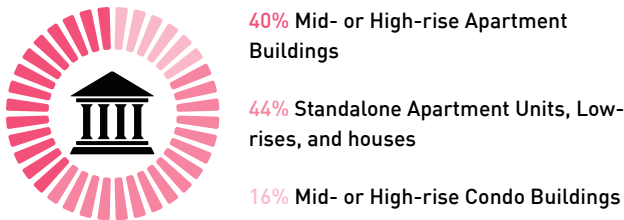
Who BU Law Students Live With



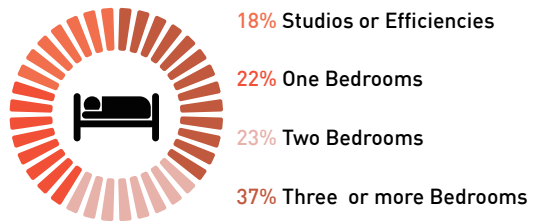
*17% of students live with pets

**Under 5% of students have children

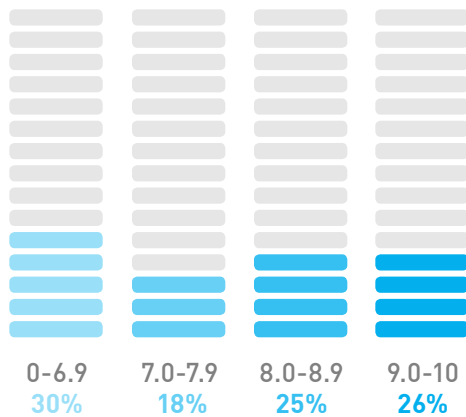
What Types of Properties BU Law Students Live In



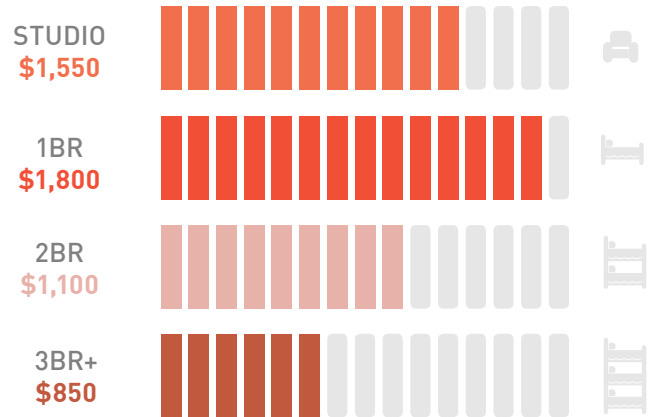
What Size Residences BU Law Students Live In



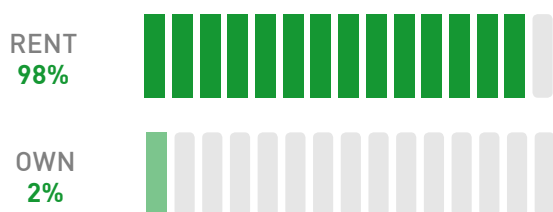
Distribution of Overall Ratings



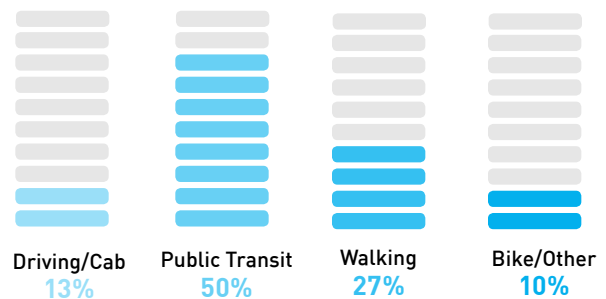
Average Per-Person Rent by Apartment Size



Rent versus Own



Most Frequent Transit Method



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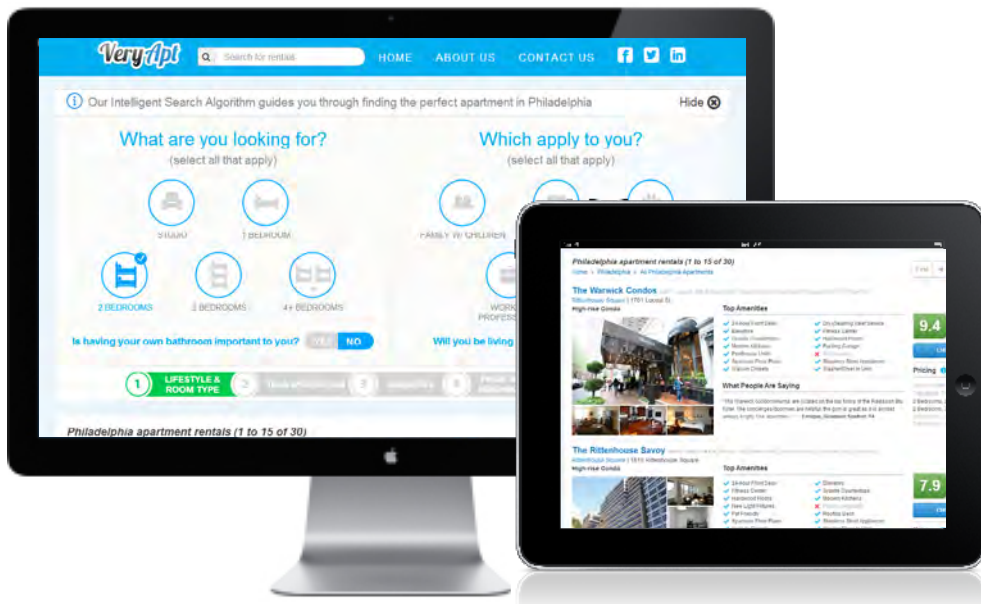
DISCLAIMER

The reviews and ratings presented throughout this guide and the VeryApt website do not reflect the opinions, position or endorsement of VeryApt or Boston University. The responses and reviews presented are solely those of the survey respondents. VeryApt and Boston University assume no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt or Boston University as to the quality, safety, or other features of a property. Students are encouraged to check all available sources of information about properties prior to leasing. The data in this guide is compiled from BU Law students, though this guide is not an official publication of Boston University. Finally, we do not alter results or edit reviews based on any outside partnerships. However, "Featured" content (unlike "Top" content) is often supplied by partners who helped support this guide, or is from new properties that lack reviews but are likely relevant to students.

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3	Table of Contents <i>What's in the 2015-2016 Boston grad student housing guide</i>
4	VeryApt.com and Boston Overview <i>Using the VeryApt website alongside this guide</i>
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14	Highest rated apartments
15	Best for families
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17	Renter resources, triple deckers <i>Landlord grades, renting process explained, triple deckers</i>

Questions or comments on the housing guide?

Contact Scott Bierbryer (Co-Founder, VeryApt) at:
scott@veryapt.com | (561) 271-3202



Use our intelligent search algorithm to receive a list of top properties

Explore property details and reviews

Book viewings directly with property managers and leasing agents

INTELLIGENT APARTMENT SEARCH

Why we started VeryApt, and how we can help you find your perfect apartment

My housing search began around this time two years ago. After the initial excitement of getting accepted into business school and I ran out of Game of Thrones episodes to watch on my company computer, I figured I needed to find a place to live. I really didn't know much about the city, so I approached every person I knew at business school to learn more.

Countless Google searches, Craigslist refreshes, and spreadsheet tables later, I figured out where I wanted to live. That process helped me find an apartment I love - I managed to balance my desire for space, proximity to students, and high-quality amenities. That said, it didn't make sense that the process should be so time consuming. My Co-Founder (and neighbor), Ashrit Kamireddi, who worked at TripAdvisor prior to business school, went through the same process as I did and thought that the review and data model he knew so well would be a great one to apply to apartments where grad students live.

Two years and thousands of student reviews later, we're proud to offer admitted students this guide along with our companion site VeryApt.com. We want this guide to be a starting point for your search: an idea of where you should be looking given your unique situation. The site allows you to go through all

of our data in detail and sort buildings by ratings and features. In addition, we've partnered with the most popular buildings to offer you accurate and up-to-date information, so you don't have to sit in front of your computer refreshing Craigslist.

We're still in beta, so please reach out to us if you experience any issues. Please try out our Intelligent Apartment Search that will provide you with personalized apartment recommendations based on your unique needs and budget. Please contact us with questions or feedback on the site or this guide, and good luck with your housing search!



SCOTT BIERBRYER
scott@veryapt.com

Scott Bierbryer is a recent UPenn MBA graduate student. Prior to business school, he worked at Glenview Capital Management in NYC. He is a Co-Founder of VeryApt and currently lives in Philadelphia.

ABOUT THE DATA IN THIS GUIDE

This guide was compiled from 2015 survey data of over 100 current students

We asked students to rate their residences on a 1-10 scale

Building ratings are determined by averaging these scores from students

Visit VeryApt.com to search quickly for more detailed amenity and rating information

At VeryApt.com, you can read reviews on buildings in the guide as well as other great properties in Boston

BOSTON NEIGHBORHOODS EXPLAINED

Boston is full of great places, but most students opt for Allston, Brookline, Fenway/Kenmore, and Brighton



THE TOP FOUR BU LAW NEIGHBORHOODS

1 Allston

36% of Students

Popular spot for many students offering solid nightlife options, proximity to campus, and good public transit access. That said, some apartments in the neighborhood can get pricey.

3 Fenway/Kenmore

17% of Students

A lively neighborhood with great nightlife and restaurants, though Red Sox game days can be a hassle. Street noise and parking may be larger issues than they are in other neighborhoods.

2 Brookline

18% of Students

A quiet neighborhood close to campus with great parks and green space, though better restaurants and grocery stores can be a bit harder to find here than in other neighborhoods.

4 Brighton

14% of Students

Affordable option a bit farther away from both campus and the downtown scene. Quiet, clean, and full of green space, but lacks some of the city feel of other neighborhood options.

Other Neighborhoods

<5% of Students Each

5 Harvard Square/Central Square

6 Porter Square

7 Beacon Hill

8 South End

9 Back Bay

10 Davis Square

ALLSTON

Close to campus with great nightlife options



LOCATION AND FEATURES

Allston is bound on the north by the Charles River and on the south by the Massachusetts Turnpike. The west boundary extends to South Waverly Street, and the neighborhood ends to the east at Soldiers Field Road and the Charles River.

Allston stands out for students that want access to good nightlife while also being close to public transit and campus. While students tell us that it isn't the most highly valued neighborhood in Boston, it offers most of what you need near school, including grocery stores and restaurants. In addition, most students told us that they feel safe in the area. That said, street parking can be a hassle and rents are a bit pricier in Allston than they are in some other nearby areas.

GETTING TO BU LAW



35-45
Minutes



15-25
Minutes



15-25
Minutes



5-10
Minutes

WHAT'S GREAT

- ✓ Great nightlife
- ✓ Close to transit and campus
- ✓ Excellent restaurants
- ✓ Lots of grad students

WHAT COULD BE BETTER

- ✗ Rent can get expensive
- ✗ Noisy in certain areas
- ✗ Lots of undergrads

SIGNATURE SPOTS

Parks

Christian Herter Park, Soldier Field Athletic Area, Library Park

Fitness

Boston Boxing & Fitness, CrossFit Boston

Pets

Petco Animal Supplies

Beauty

Body Mechanics, Milano Salon

Grocery

Shaw's, Star Market

Dining

The Breakfast Club, Allston Diner, Regina Pizzeria

BROOKLINE (NORTHERN)

Quiet and safe with good transit access



LOCATION AND FEATURES

The Town of Brookline borders the western neighborhoods of Boston, bound to the north near the Massachusetts Turnpike and to the east by the Emerald Necklace Park.

Most students opting for Brookline live in the northernmost part of the town, where walking to campus is a solid option. Students also value the proximity to the B, C, and D lines while also being a bit farther from undergrads. The area is highlighted for its quiet and safe atmosphere, but apartments can still be expensive and, while there are certainly some grocery stores and drug stores in the area, they are often not as close as students would like.

GETTING TO BU LAW



30-40
Minutes



15-20
Minutes



30-40
Minutes



5-10
Minutes

WHAT'S GREAT

- ✓ Quiet and safe
- ✓ Close to campus
- ✓ Transit access (B/C/D lines)
- ✓ Nearby parks and green space

WHAT COULD BE BETTER

- ✗ Expensive rent
- ✗ Few stores in the area
- ✗ Farther from social scene

SIGNATURE SPOTS

Parks

Amory Park

Pets

Brookline Grooming

Grocery

Trader Joe's, Star Market, Whole Foods

Fitness

GymIt

Beauty

Michael's Salon, Dellaria Salon

Dining

Roast Beast, Barcelona Brookline, Ariana

FENWAY / KENMORE

Great transit options and nightlife but can get crowded on game days



LOCATION AND FEATURES

Fenway/Kenmore is home to Fenway Park, where the Boston Red Sox play, starting at the Charles River on the north and ending around Tremont Street to the south. Fenway/Kenmore neighbors Back Bay and Brookline on the east and west, respectively.

Fenway/Kenmore offers great transit access, with the B,C, and D lines available. Students appreciate the access to Fenway bars and restaurants, as well as convenient grocery and drug stores. However, some students also commented that the area can get a bit overwhelming during baseball games, and parking and street noise can become frustrating at times.

GETTING TO BU LAW



5-15
Minutes



5-15
Minutes



5-15
Minutes



Under 10
Minutes

WHAT'S GREAT

- ✓ Great transit access (B, C, D)
- ✓ Solid nightlife
- ✓ Lots of stores nearby
- ✓ Great restaurants

WHAT COULD BE BETTER

- ✗ Crowded during baseball season
- ✗ Noisy at night
- ✗ Apartments are often on the small end

SIGNATURE SPOTS

Parks

Back Bay Fens

Pets

Petco

Grocery

Star Market, Stop & Shop

Fitness

Boston Sports Club

Beauty

Giacomo & Rondi Salon

Dining

Gyro City, El Pelon Taqueria

BRIGHTON

Affordable options farther from downtown



LOCATION AND FEATURES

Brighton is located just west of Allston and Brookline and extends westward out to Boston College. Brighton is bound by the Massachusetts Turnpike to the north and Beacon Street to the south.

Brighton offers affordable options for students looking for a quiet and green neighborhood who are also okay with being a bit farther away from the downtown scene. In general, students find there to be decent access to stores and restaurants, though some said that in some quieter parts of the neighborhood, owning a car can be a necessity. While nightlife options are somewhat limited in the area, there are a number of parks in the area that students love.

GETTING TO BU LAW



50-60
Minutes



15-25
Minutes



15-20
Minutes



10-20
Minutes

WHAT'S GREAT

- ✓ Access to stores and restaurants
- ✓ Affordable area
- ✓ Quiet and clean neighborhood
- ✓ Solid parks and green space

WHAT COULD BE BETTER

- ✗ Nightlife options are limited
- ✗ Older housing options
- ✗ Far from downtown

SIGNATURE SPOTS

Parks

Rogers Park, MDC Park

Pets

City Tails, Happy Pet Care

Grocery

Star Market, Whole Foods

Fitness

Beacon Hill Athletic Clubs,
YMCA

Beauty

Novo Visual

Dining

The Proper Slice, Hoshi-YA,
Bangkok Bistro

HARVARD/CENTRAL SQUARES

Affordable and lively neighborhood options in Cambridge



LOCATION AND FEATURES

Harvard Square (north) and Central Square (south) are located in Cambridge on the east side of the Charles river, which borders the neighborhoods on the west and south. The neighborhoods extend east to Beacon Street and Cambridge Street.

Harvard Square is adjacent to Harvard Yard, the center of Harvard University, and provides convenient access to Harvard Station and the red line subway. Students who live in Harvard and Central Squares call out the affordable rental options and nightlife options available for undergrad and grad students. In general, students said the neighborhoods feel very safe, though at night, some parts on the boundaries can feel a bit isolated and quiet.

GETTING TO BU LAW



30-40
Minutes



15-25
Minutes



30-40
Minutes



5-10
Minutes

WHAT'S GREAT

- ✓ Safe feeling
- ✓ Good transit access
- ✓ Affordable rental options
- ✓ Solid nightlife/music scene

WHAT COULD BE BETTER

- ✗ Parts can be far from campus
- ✗ Limited transit line options relative to some other areas
- ✗ Some areas can feel a bit isolated at night

SIGNATURE SPOTS

Parks

Harvard Yard, Cambridge Common Park, Magazine Beach

Fitness

Boston Sports Club

Pets

Elliot's House Pet Care + More

Beauty

A Quinn Hair Studio, Hair Cuttery

Grocery

Broadway Marketplace, Harvard Market

Dining

Russell House Tavern, Crema Cafe, Clover

PORTER SQUARE

Quiet and safe with good transit access



LOCATION AND FEATURES

Porter Square is located in Cambridge and Somerville just north of Harvard Square, extending from Concord Avenue on the west to Highland Avenue and Belmont Street on the east.

Porter Square is farther from campus than some other options, but offers affordable rental options as well as decent access to transit (the red line). Students said that nightlife options are also solid given the central location between Davis and Central Squares. That said, a few students did mention that given the distance from campus, any delays on the transit lines can become quite annoying, as they add up at each stop on the way to school.

GETTING TO BU LAW



Over 60
Minutes



20-30
Minutes



35-45
Minutes



5-15
Minutes

WHAT'S GREAT

- ✓ Safe
- ✓ Access to red line transit
- ✓ Good restaurants/bars
- ✓ More affordable apartments

WHAT COULD BE BETTER

- ✗ Far from campus
- ✗ Fewer modern apartment options
- ✗ Delays on transit lines can extend commute to campus significantly

SIGNATURE SPOTS

Parks

Raymond Park

Fitness

Crossfit, Healthworks Fitness

Pets

Big Fish Little Fish

Beauty

Wet Paint Nail Spa, Floyd's 99 Barbershop

Grocery

Shaw's Supermarket

Dining

Posto, Cambridge Common, Anna's Taqueria

APARTMENT RATINGS

KEY

- Top 25% for a category
 - Top 50%
 - Bottom 50% (or N/A)
 - Bottom 25%
- \$\$\$\$ \$1,550+ average per room
 - \$\$\$ \$1,350-\$1,449
 - \$\$ \$1,150-\$1,349
 - \$ \$1,149 and under
- *Pricing varies by room type and availability

	Property Type	Overall Rating	Price Range	Top 5 for Families	Top 5 for Roommates	Management	Amenities	Value	Social
1110-1120 Beacon Street	Apt	8.0	\$\$\$			•••	••••	••••	••••
1125-1127 Commonwealth Ave	Apt	8.0	\$\$\$			••	•	•	••
1325 Commonwealth	Condo	8.0	\$			••	••	••	••••
1330 Boylston	Apt	10.0	\$\$\$\$	✓		••••	••••	••••	•
1334 Commonwealth	Apt	7.0	\$\$\$\$	✓		•	••	••	••••
1375-1377 Commonwealth Avenue	Apt	5.5	\$\$\$\$			••	••	••	••
1376 Commonwealth Avenue	Apt	9.0	\$			••••	•••	•••	••••
14 Buswell	Apt	7.5	\$\$\$\$		✓	••	••	••	•
15 North Beacon	Apt	9.0	\$\$\$		✓	••	••••	••••	••
1800-1820 Commonwealth Ave.	Apt	7.0	\$\$\$\$	✓		•••	••	••	••
32 James St.	Condo	7.0	\$			•	••	••	••••
321 Summit Avenue	Apt	6.0	\$\$			•	•	•	•
460 Harrison Avenue	Apt	9.0	\$\$\$\$	✓		••••	•••	•••	••••
580 Commonwealth Avenue	Apt	8.3	\$\$\$			••	••••	••••	•
85 Brainerd	Apt	9.0	\$\$\$		✓	•••	•••	•••	••••
Avalon Exeter	Apt	10.0	\$\$\$\$			••••	••••	••••	••••
BostonView Apartments	Apt	6.0	\$\$\$\$			•	•	•	•
Commonwealth Apartments	Apt	7.0	\$\$			•	••	••	••
Dexter Park	Apt	6.0	\$\$\$			•	•••	•••	•
Gardner Street Apartments	Apt	8.0	\$\$			•	•••	•••	••••
Greenway Court Apartments	Apt	9.0	\$		✓	•••	•••	•••	••••
Kelton Court	Condo	8.0	\$\$\$			•••	•	•	••
Park Vale Lofts	Apt	9.0	\$\$		✓	••••	••	••	••••
The Gateway	Apt	9.0	\$\$\$			••••	•••	•••	••••
Third Square	Apt	7.0	\$\$\$\$	✓		•••	••••	••••	••••

*see pages 17-18 for more information on brownstones and landlords

MANAGING YOUR HOUSING BUDGET

What students pay for their apartments varies significantly by property type, number of units and location. While many highly rated studio and 1 bedroom apartment can be particularly expensive in the Boston area, we suggest exploring 3 and 4 bedroom options in standalone homes and cheaper neighborhoods if price is a determining factor (i.e.: you intend on spending \$850 or less). We offer more information on finding these properties on pages 17 and 18.

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

Living Situation Ratings

Roommates Families How students with roommates rated the building
How students with partners and/or children rated the building

Building Quality Ratings

Management Amenities Value Social Maintenance and service quality
In-room and building features beyond the basics
Building quality given cost of rent
Building community and social scene

MOST POPULAR

Properties with the most BU Law students

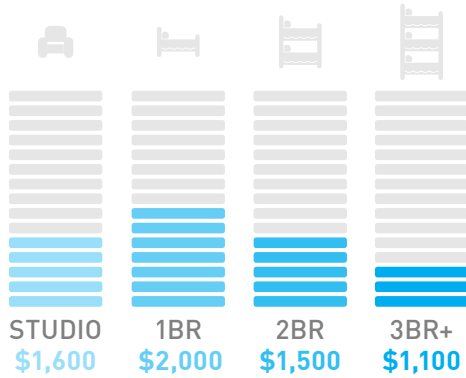
[READ MORE REVIEWS AT VERYAPT.COM](#)

WHAT BU LAW STUDENTS TYPICALLY LOOK FOR



- ✓ Close proximity to campus
- ✓ Excellent access to transit
- ✓ Affordable but good amenities

AVERAGE RENTS/PERSON FOR MOST POPULAR APARTMENTS:



MOST POPULAR NEIGHBORHOODS:

- Allston
- Brookline

TOP FIVE

1ST	580 COMMONWEALTH AVENUE	10+ STUDENTS
2ND	1800-1820 COMMONWEALTH AVE.	5+ STUDENTS
2ND	14 BUSWELL	5+ STUDENTS
2ND	BOSTON VIEW APARTMENTS	5+ STUDENTS
2ND	1375 COMMONWEALTH AVENUE	5+ STUDENTS

1ST

580 COMMONWEALTH AVENUE

Fenway/Kenmore, 580 Commonwealth Ave.

\$\$\$ | 10+ STUDENTS



Review by *BU Law '17*

I really like living at Boston University's graduate housing! The building and the apartments are really clean and modern. I've never had any problems with any utilities, the mail, or the laundromat. The temperature in the building is warm in the winter and cool in the summer.

2ND

1800 COMMONWEALTH AVE.

Brighton, 1800 Commonwealth Avenue

\$\$\$\$ | 5+ STUDENTS



Review by *BU Law '16*

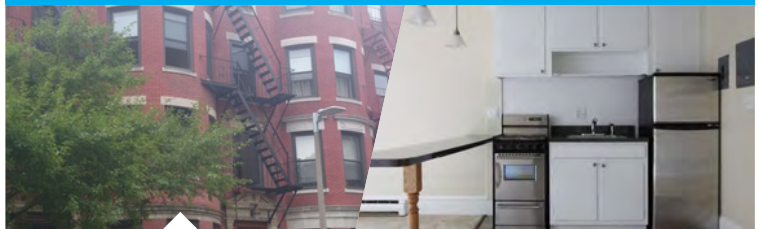
Pros: Large one bedroom. Could double as a 2 bedroom apartment (because there is a door between living room and entry hall & kitchen). Responsive management company. Close to the train stop. Big building, feels secure; building and surrounding area well lit. Excellent heat. 5 minute walk from Cleveland Circle. Beautiful approach to the building.

2ND

14 BUSWELL

Fenway/Kenmore, 14 Buswell St

\$\$\$\$ | 5+ STUDENTS



Review by *BU Law '15*

Great value for an amazing location. Quick 5 minute walk to the law school. It is a lifesaver not needing to rely on the Green Line to get to school. BU Property Management also provides great maintenance services!

HIGHEST RATED

Buildings with the best overall ratings

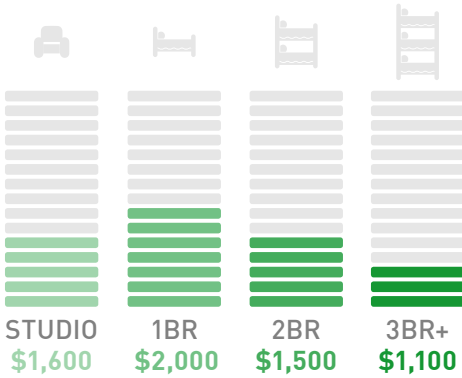
READ MORE REVIEWS AT VERYAPT.COM

WHAT BU LAW STUDENTS TYPICALLY VALUE IN TOP PROPERTIES:



- ✔ High-end amenities
- ✔ Close proximity to campus
- ✔ Nearby stores/grocery
- ✔ Excellent management

AVERAGE RENTS FOR TOP-RATED PROPERTIES:



NEIGHBORHOODS WITH MOST TOP PROPERTIES:

- Brighton
- Fenway/Kenmore

TOP FIVE

1ST	AVALON EXETER	10.0 OVERALL RATING
1ST	1330 BOYLSTON	10.0 OVERALL RATING
3RD	85 BRAINERD	9.0 OVERALL RATING
3RD	GREENWAY COURT APARTMENTS	9.0 OVERALL RATING
3RD	THE GATEWAY	9.0 OVERALL RATING

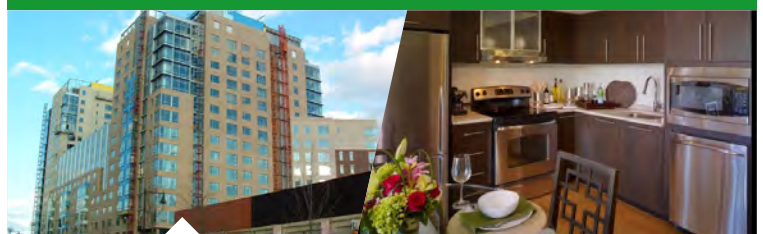
1ST **AVALON EXETER** Back Bay, 77 Exeter St \$\$\$\$ | 10.0 OVERALL RATING



Review by *Maria, BU Law '15*

It's a brand new building in the beautiful Back Bay, with views either to the Hancock building and Copley Square, or to Prudential Center, but, both with amazing views to the entire city. The concierge personnel, the leasing agents, and everyone in their team are the most hard working, nice and caring people ever.

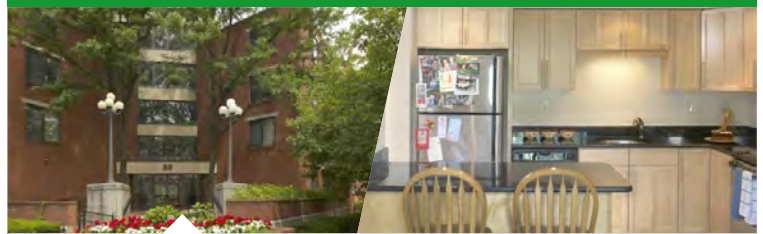
1ST **1330 BOYLSTON** Fenway/Kenmore, 1330 Boylston St \$\$\$\$ | 10.0 OVERALL RATING



Review by *BU Law Student*

Amazing building. The units are beautiful, the location can't be beat, and the front desk and management are extremely helpful.

3RD **85 BRAINERD** Brighton, 85 Brainerd Rd \$\$\$ | 9.0 OVERALL RATING



Review by *Alberto, BU Law '16*

Allston is known for being a little dirty, especially when you are around Harvard Ave. However, there's a section of Allston that is completely different. I live right by the Griggs Street stop. It has a bunch of new and renovated apartments for a very reasonable price.

BEST FOR FAMILIES

Highest rated buildings by couples and families

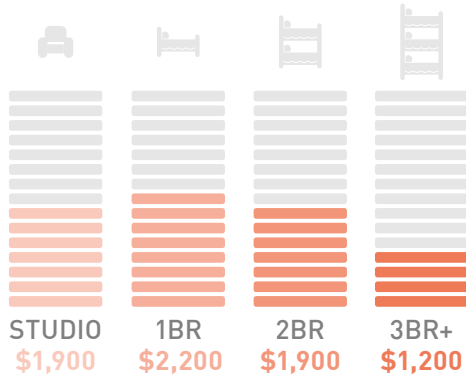
READ MORE REVIEWS AT VERYAPT.COM

WHAT BU LAW STUDENTS WITH PARTNERS AND CHILDREN TYPICALLY LOOK FOR:



- ✓ Safe and secure properties
- ✓ Outdoor areas
- ✓ Nearby parking
- ✓ Quiet buildings

AVERAGE RENTS FOR STUDENTS WITH PARTNERS/CHILDREN:



MOST POPULAR NEIGHBORHOODS FOR FAMILIES:

- Brighton
- Fenway/Kenmore

TOP FIVE

1ST	1330 BOYLSTON	10.0 FAMILY RATING
2ND	460 HARRISON AVENUE	9.0 FAMILY RATING
3RD	1334 COMMONWEALTH	7.0 FAMILY RATING
3RD	1800-1820 COMMONWEALTH AVE.	7.0 FAMILY RATING
3RD	THIRD SQUARE	7.0 FAMILY RATING

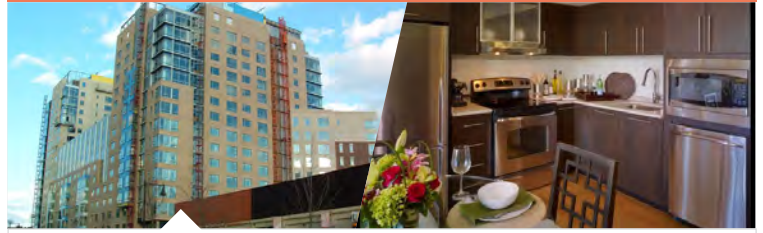
1ST

1330 BOYLSTON

Fenway/Kenmore, 1330 Boylston St

\$\$\$\$

10.0
FAMILY RATING



Review by *BU Law Student*

Amazing building. The units are beautiful, the location can't be beat, and the front desk and management are extremely helpful.

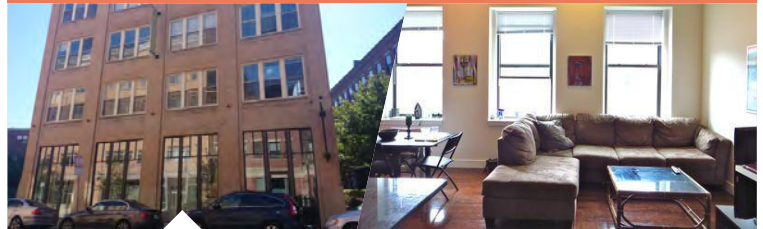
2ND

460 HARRISON AVENUE

South End, 460 Harrison Ave

\$\$\$\$

9.0
FAMILY RATING



Review by *BU Law '17*

I love the South End for its fabulous food and community. The neighborhood is brimming with things to do, most of which appeal to the young (and less young) professional crowd. The biggest draw back is the commute. While a combination of walking or Silver Line, and Green Line gets you to campus, it's a 40 min commute on a good day. You won't be popping back home to get something you forgot.

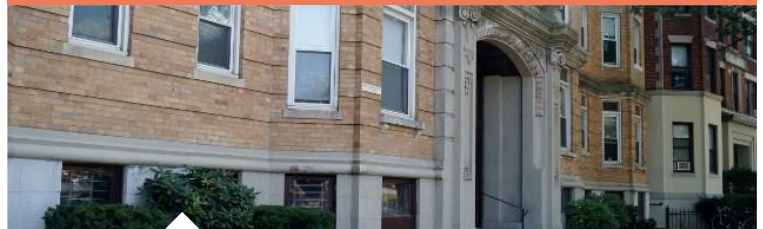
3RD

1334 COMMONWEALTH

Brighton, 1334 Commonwealth Avenue

\$\$\$\$

7.0
FAMILY RATING



Review by *BU Law '16*

The location is perfect - the B line stops right outside and on a good day you can make it to BU Law in 15 minutes. The units are pretty big and the building/grounds are kept fairly clean. Respectful and quiet tenants. The management is slow to respond to problems so you really have to harass them if you need something fixed.

BEST FOR ROOMMATES

Highest rated buildings by students with roommates

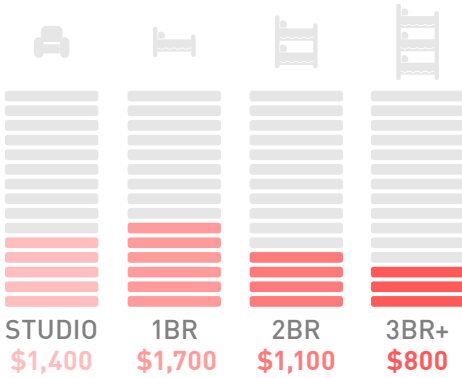
[READ MORE REVIEWS AT VERYAPT.COM](#)

WHAT BU LAW STUDENTS WITH ROOMMATES TYPICALLY LOOK FOR:



- ✓ Spacious floorplans
- ✓ Multi-bedroom options
- ✓ Affordable price range
- ✓ Near public transit

AVERAGE RENTS FOR STUDENTS WITH ROOMMATES:



MOST POPULAR NEIGHBORHOODS FOR ROOMMATES:

- Brighton
- Brookline

TOP FIVE

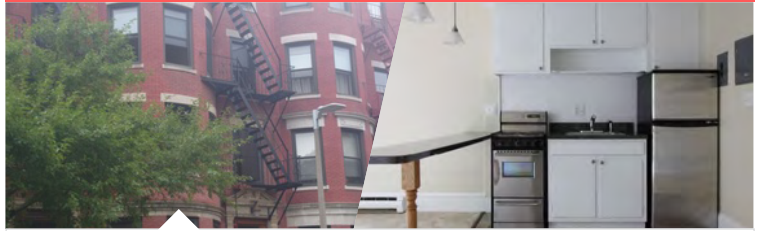
1ST	14 BUSWELL	9.0 ROOMMATES RATING
1ST	15 NORTH BEACON	9.0 ROOMMATES RATING
1ST	PARK VALE LOFTS	9.0 ROOMMATES RATING
1ST	GREENWAY COURT APARTMENTS	9.0 ROOMMATES RATING
1ST	85 BRAINERD	9.0 ROOMMATES RATING

1ST

14 BUSWELL

Fenway/Kenmore, 14 Buswell St

\$\$\$\$ | 9.0 ROOMMATES RATING



Review by *BU Law '15*

Great value for an amazing location. Quick 5 minute walk to the law school. It is a lifesaver not needing to rely on the Green Line to get to school. BU Property Management also provides great maintenance services!

1ST

15 NORTH BEACON

Allston, 15 N Beacon St

\$\$\$ | 9.0 ROOMMATES RATING



Review by *BU Law Student*

This apartment building is great! The building amenities are to be envied, including a 24 hour concierge, gym, and rooftop pool. There is a Stop N Shop literally a block away. In addition, they allow dogs (yay!) and have a little dog park that is for tenant use only.

1ST

PARK VALE LOFTS

Brighton, 15 Glenville Ave

\$\$\$ | 9.0 ROOMMATES RATING



Review by *Rio, BU Law '17*

Very large apartment for the price. Right off the T stop.

TRIPLE DECKERS

Smaller properties and how to find them



ABOUT TRIPLE DECKERS

A housing staple of Boston, triple-deckers are free-standing, three-story buildings that feature an apartment on each floor. Each apartment typically has a front and/or back porch and windows on all four sides. There is either a single front door or two doors that provide access to the apartments.

FINDING A TRIPLE DECKER

Triple-deckers are common in densely populated neighborhoods of Boston, Cambridge, and Somerville. Apartments in these buildings are either managed by the owner of the building, who lives in one of the units, or by a realty company that manages the entire property. You can find available apartments in triple-deckers by searching local listings, contacting a landlord directly, or using a local broker.

TRIPLE DECKER LANDLORDS

BU Law students living in triple-deckers have leased from many different landlords, so check recent listings to stay up to date on what's available.

WHAT'S GREAT

- ✓ Lower rents
- ✓ Multiple bedrooms
- ✓ Front/back porch

WHAT COULD BE BETTER

- ✗ Older buildings
- ✗ Fewer amenities
- ✗ No elevator

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 fully refunding deposits.

Noise and Neighbors

Watch out for noisy neighbors or light sleepers who may not allow you to host parties. Sounds often travel well through older buildings and you can easily be disturbed by barking dogs, music, or construction.

Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on subletters 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** Boston University
- C** Boston's Best Realty
- B** Fineberg Management
- C** Gable Realty Trust
- B+** Glen One Realty Trust
- B** Hamilton Company
- B** Mediate Management
- B+** Micozzi Management
- B+** The Mount Vernon Company

LANDLORD GRADES

Grades were assigned to landlords that received two or more reviews by using a combination of management ratings and overall ratings for the properties they manage. Letter grades correspond to the following:

- A+** Over 9.5
- A** 9.0-9.4
- B+** 8.0-8.9
- B** 7.0-7.9
- C+** 6.0-6.9
- C** 5.0-5.9
- D+** 4.0-4.9
- D** 2.0-3.9
- F** Below 2.0

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. 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 previous electrical/utility bills to get a feel for what 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.