

REVIEWS AND ADVICE
FROM CURRENT JD & LL.M STUDENTS

BU SCHOOL OF LAW

HOUSING GUIDE

— 2026 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

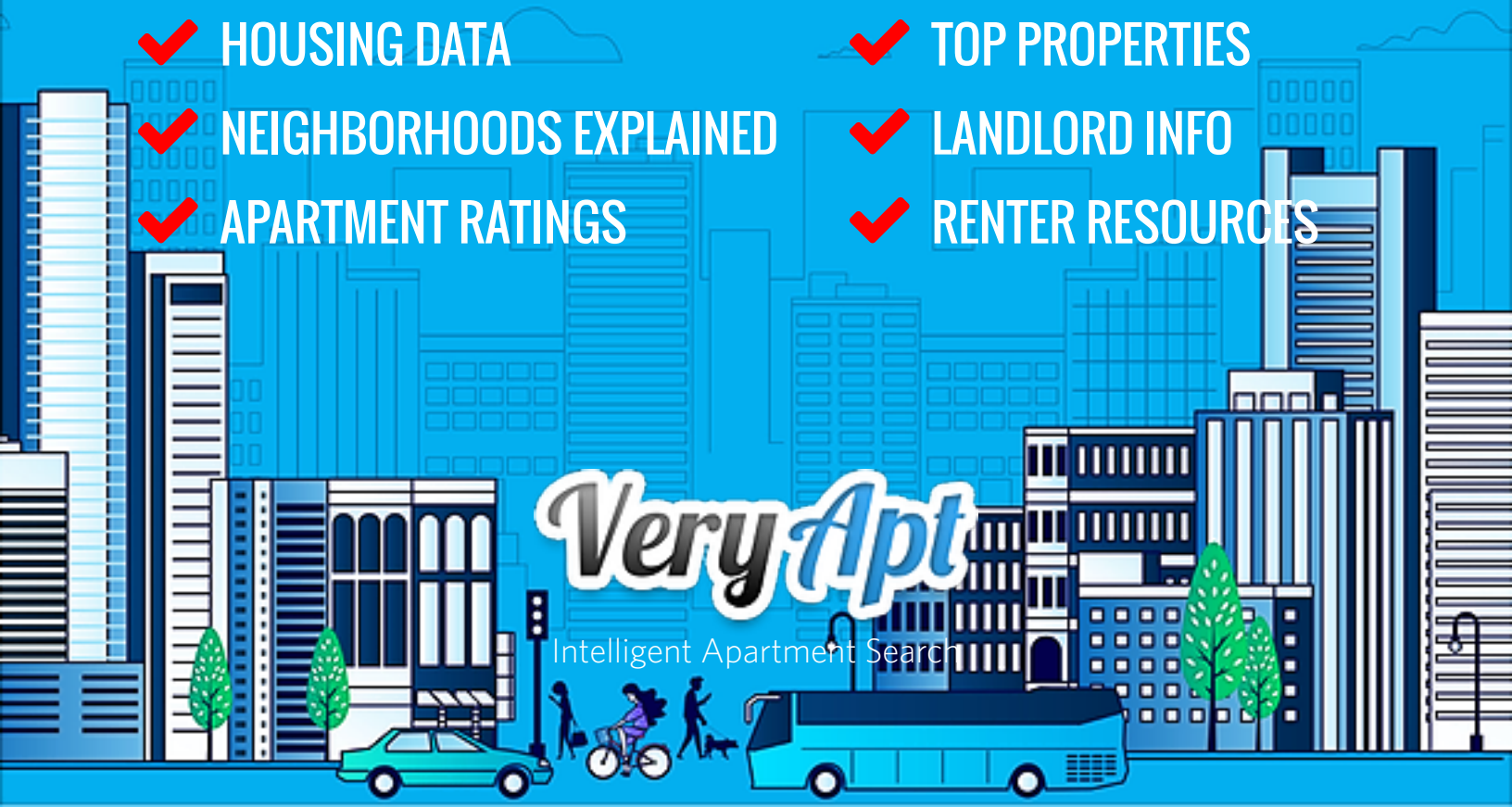


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Most popular neighborhoods for BU Law students

- Fenway/Kenmore
- Allston
- Brighton
- Brookline

DATA TABLE

Compiled from BU Law student reviews

APARTMENT RATINGS

Top apartments, based on the feedback of BU Law students

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

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 Boston. We asked BU Law 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 BU Law 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.

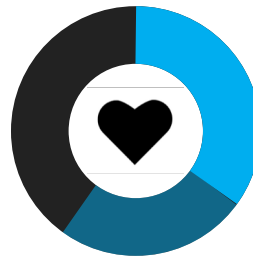
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation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



- 25% Fenway/Kenmore
- 25% Brighton
- 20% Allston
- 10% Brookline
- 20% Other

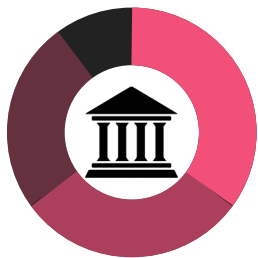
Who BU LLM students live with



- 35% Alone
- 25% Spouse/partner
- 40% Roommate (excluding spouse/partner)

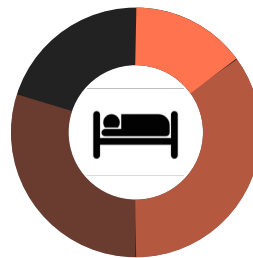
15% of BU LLM students live with pets

What type of properties BU LLM students live in



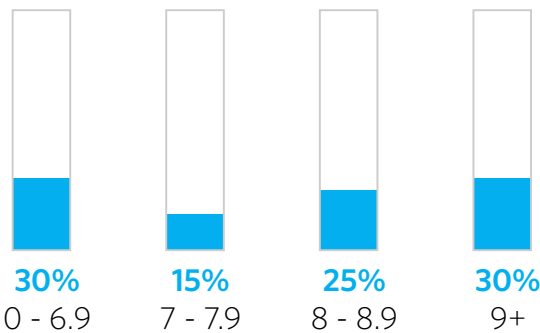
- 35% Large property (50+ units)
- 30% Mid-size property (10-49 units)
- 25% Small property (2-9 units)
- 10% Single family home

What size residences BU LLM students live in



- 15% Studios
- 35% One bedrooms
- 30% Two bedrooms
- 20% Three or more bedrooms

Distribution of property ratings



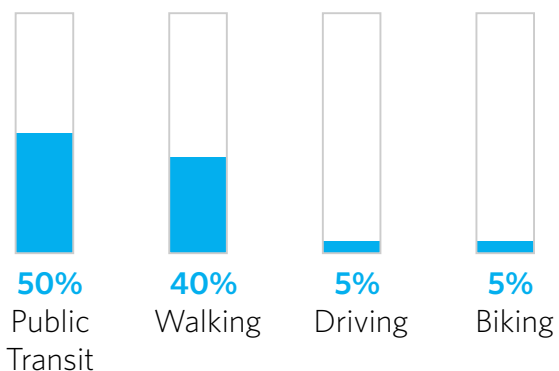
Average rent by apartment size



Rent versus own



Commute methods

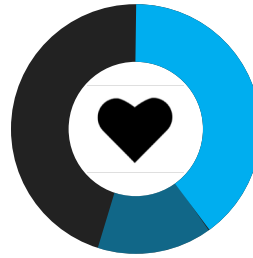


Where BU JD students live



- 30% Brighton
- 20% Brookline
- 15% Fenway/Kenmore
- 15% Allston
- 20% Other

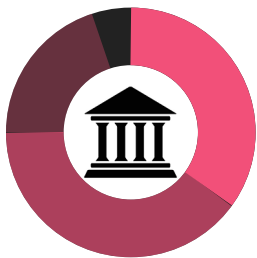
Who BU JD students live with



- 40% Alone
- 15% Spouse/partner
- 45% Roommate (excluding spouse/partner)

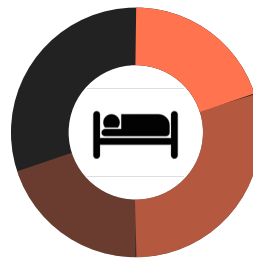
23% of BU JD students live with pets

What type of properties BU JD students live in



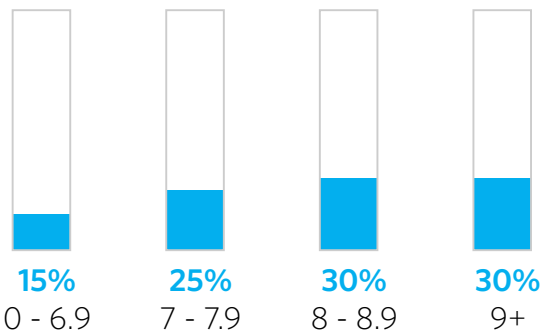
- 35% Mid-size property (10-49 units)
- 40% Small property (2-9 units)
- 20% Large property (50+ units)
- 5% Single family home

What size residences BU JD students live in



- 20% Studios
- 30% One bedrooms
- 20% Two bedrooms
- 30% Three or more bedrooms

Distribution of property ratings



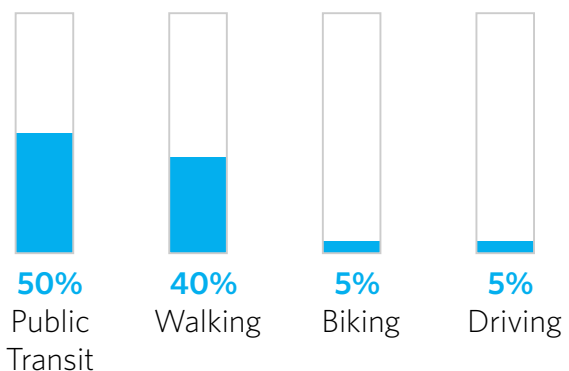
Average rent by apartment size



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

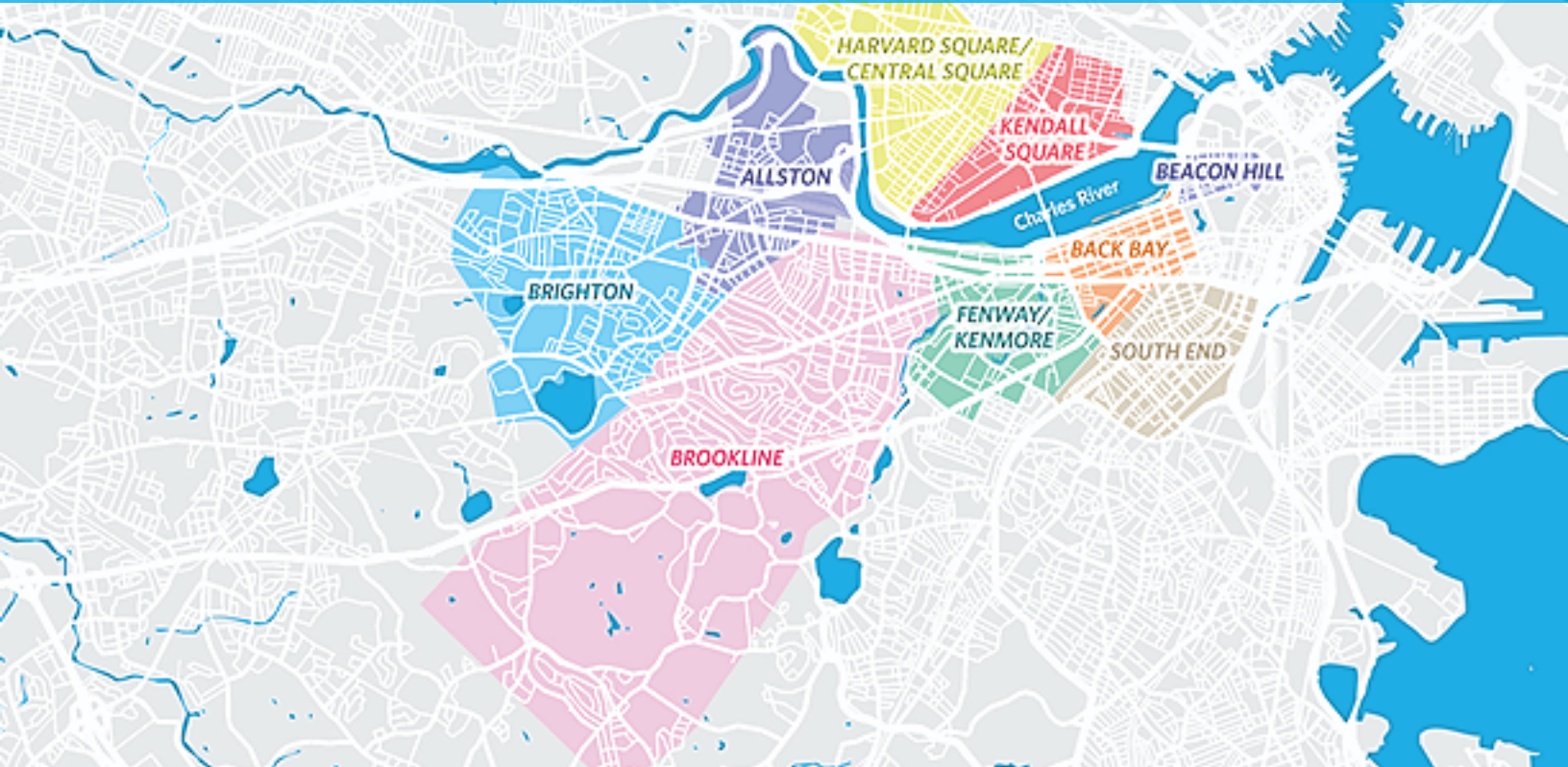
SET UP A
STUDY SPACE!

Right After

Moving

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for BU Law students



1 Fenway/Kenmore

25% of BU Law students

Fenway's close proximity to BU makes it a popular choice for students who wish to walk to campus. It is home to the historic Fenway Park and boasts plenty of restaurants and bars. Cultural landmarks that are definitely worth a visit include the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and Symphony Halls.

3 Allston

20% of BU Law students

Filled with hip and trendy shops, Allston has become a popular spot for BU students. Many students choose to live here due to the convenient location to campus. The Charles River Reservation is a great state park situated along a river. Like many areas of Boston, the restaurant and bar scene is great in Allston.

2 Brighton

25% of BU Law students

Brighton offers affordable options for students looking for a quiet, green neighborhood who are also okay with being a bit farther away from the downtown scene. While a bit quieter, there are still many grocery and restaurant options for students.

4 Brookline

15% of BU Law students

It is perfect for people looking for that perfect hybrid of suburban and urban lifestyle, as it is still very close to the city's attractions. Public transit options make it easy for students to get to campus. It is a great area for families or those looking for a quieter space. The popular spots in town revolve around the eateries and shopping centers.

Other Neighborhoods

less than 5% each

- 5 Back Bay
- 6 South End
- 7 West Roxbury
- 8 Central Square
- 9 Jamaica Plain
- 10 Dorchester

Fenway/Kenmore

Get an Authentic Boston Experience

ABOUT FENWAY/KENMORE

This neighborhood has a ton of energy and is great for students who wish to walk to campus because of the proximity to BU. It is home to the historic Fenway Park and boasts plenty of restaurants and bars. Cultural landmarks that are definitely worth a visit include the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and Symphony Halls. It's hard to find a spot in Boston with more buzz than Fenway/Kenmore, especially during baseball season which makes it a great place to socialize.

Easy access to transit

Lively

MEDIAN RENTS IN FENWAY/KENMORE

\$2,250

Studio

\$2,700

1 Bedroom

\$3,400

2 Bedroom



WHAT RESIDENTS THINK ABOUT FENWAY/KENMORE



Review by [BU JD Student](#)

BOWER

Extremely convenient to Beacon, Boylston, the Fens, and campus. Walking to Newbury Street only takes about 25 minutes, and there are 3 convenient T-stops. Bower is centrally located if your hub is BU.



Review by [BU LLM Student](#)

14 BUSWELL

Chill - right next to BU and perfect for rainy days since it's only a 6-minute walk from Law Tower (but careful if you have an umbrella when you cross the bridge of St Mary's St - pain and suffering to keep your umbrella from folding because of strong winds). Very nice neighborhood - a bit expensive to do groceries (but Trader Joe's isn't that far - 20 minutes approx) with a Target and Startmarket right next to each other.

Allston

Great for Students

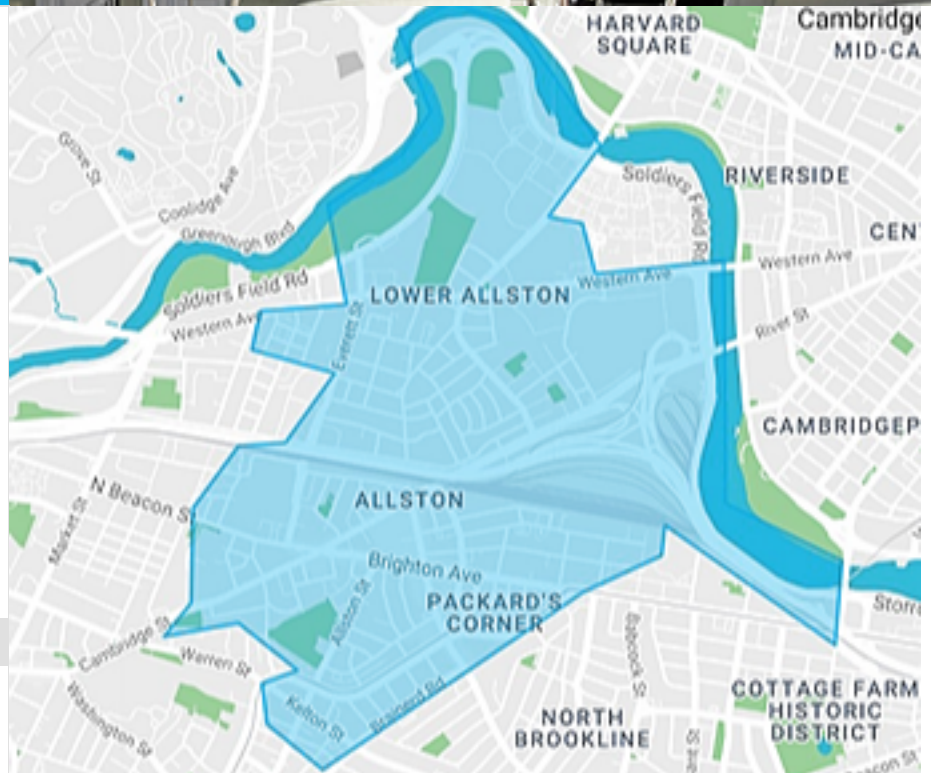
ABOUT ALLSTON

Filled with hip and trendy shops, Allston has become a popular spot for BU Questrom students. Many students choose to live here due to the convenient location to campus. The Charles River Reservation is a great state park situated along a river. The park offers running, walking, and even skating with unbeatable views. Like many areas of Boston, the restaurant and bar scene is great in Allston.

Restaurants

Parks

Safe



MEDIAN RENTS IN ALLSTON

\$2,050

Studio

\$2,650

1 Bedroom

\$3,075

2 Bedroom

WHAT RESIDENTS THINK ABOUT ALLSTON



Review by [BU LLM Student](#)

[E3 APARTMENTS](#)

The neighborhood is really nice (quiet and safe), which makes it a pleasant place to live. It's also very convenient, just one T station away from Harvard Avenue, where you can find plenty of cafes, restaurants, convenience stores, and supermarkets.



Review by [BU JD Student](#)

[33 LONG AVE](#)

Allston has been my home for 6 of the last 7 years I have lived in Boston, so I've really fallen in love with it. It's wonderful for families with a school nearby, and it's incredibly safe as well. The rats are annoying, but there are also cute bunnies out and about, too! It's got a ton of restaurants, bars, and other things to do (rug tufting, karaoke, salsa classes, public parks, clubs, concert venues, I could go on).

Brighton

Slightly Cheaper Option on the Outskirts of Downtown

ABOUT BRIGHTON

Brighton offers affordable options for students looking for a quiet, green neighborhood who are also okay with being a bit farther away from the downtown scene. While a bit quieter, there are still many grocery and restaurant options for students. At the center of town is Rogers Park, which offers plenty of green space for outdoor activity, as well as baseball, tennis, and basketball recreational areas.

Quieter

Longer Commute

Affordable

Clean

MEDIAN RENTS IN BRIGHTON

\$2,080

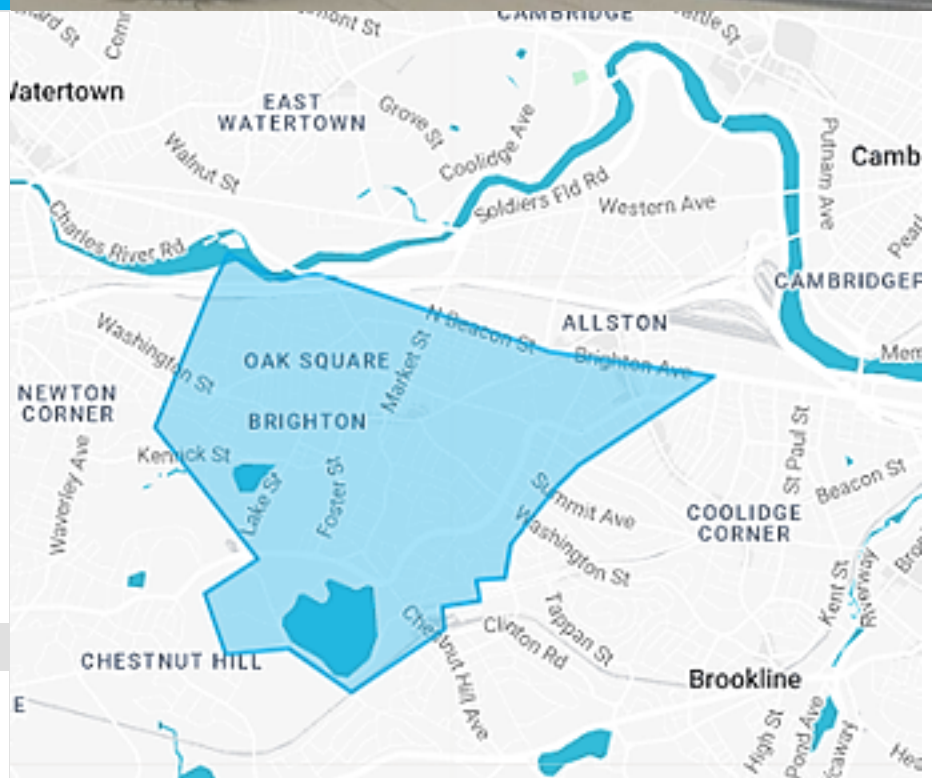
Studio

\$2,415

1 Bedroom

\$2,850

2 Bedroom



WHAT RESIDENTS THINK ABOUT BRIGHTON



Review by [BU JD Student](#) 📍 COMMONWEALTH PARK

Super cute, suburban but not too quiet. Community events-- always something going on. Close to campus. Super walkable and good access to the Green Line. Good food scene. Hoping I'll have more time to explore!



Review by [BU LLM Student](#) 📍 80 LITCHFIELD ST

Brighton is a good neighborhood, a lot of grocery stores, restaurants, and a coffee shop closeby. Depending on the area, you have access to the T station or the bus. It is better try to live close to the T station since the buses do not have short routes.

Brookline

Great Suburban Feeling Neighborhood

ABOUT BROOKLINE

It is perfect for people looking for that perfect hybrid of suburban and urban lifestyle, as it is still very close to the city's attractions. Public transit options make it easy for students to get to campus. It is a great area for families or those looking for a quieter space. The popular spots in town revolve around the eateries and shopping centers - Coolidge Corner, Washington Square, and Brookline Village. Larz Anderson Park is also a favorite with the locals. Here, the park offers plenty of walking pathways, gardens, and a skating rink.



MEDIAN RENTS IN BROOKLINE

\$2,275

Studio

\$2,900

1 Bedroom

\$3,200

2 Bedroom

WHAT RESIDENTS THINK ABOUT BROOKLINE



Review by **BU LLM Student**

📍 98 TOXTETH ST

Love the neighborhood, great for couples or families. The supermarket is 3 minutes walking and a lot of restaurants and life on Harvard street which is a few meters away. There are also schools nearby if you come with kids.



Review by **BU JD Student**

📍 MAJESTIC

Lots of families - so cute! Great coffee shops and restaurants. There are lots of new restaurants coming into the area. Also, it's close to the Brookline Public Library and BC reservoir, so great study/running spots.

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$3600+ per renter
 - \$\$\$ \$2700- \$3599
 - \$\$ \$2220- \$2699
 - \$ < \$2220

* 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
1047 Commonwealth	Apt	8.5	\$\$\$\$		✓		●●	●●●●	●●	●●	●●
1082 Commonwealth Avenue	Apt	8.0	\$\$\$	✓			●●	●●●	●●●	●●●	●●●●
1124 Commonwealth Avenue	Apt	8.0	\$\$				●●●	●	●●●●	●●●●	●●
1140 Commonwealth Avenue	Apt	7.0	\$\$			✓	●●●	●	●	●	●●
1171 Boylston St	Apt	9.0	\$\$\$			✓	●●	●	●●	●●●●	●●
123 Sutherland Rd	Apt	9.0	\$\$		✓		●●●	●●●	●●●	●●●●	●●
14 Buswell	Apt	7.7	\$	✓			●●	●●●	●●●	●●●	●●●
15 North Beacon	Apt	7.3	\$				●●●●	●●	●●●	●	●●●●
1680 Commonwealth Ave	Apt	8.0	\$				●●	●●●	●●●	●●	●●●
1687 Commonwealth Ave	Apt	7.2	\$				●●●●	●●	●●●	●●	●●
1842 Commonwealth Avenue	Apt	7.0	\$				●●	●●●	●●	●	●●●
27 Park Drive	Apt	7.0	\$\$				●●	●●	●●	●●	●●
39 Park Vale Avenue	Apt	9.8	\$				●●	●●●●	●●●●	●●	●●
5 Walbridge Street	Apt	8.0	\$\$				●●●●	●	●●	●●●●	●●●
525 LINC	Apt	9.0	\$\$\$\$				●●	●●●●	●	●	●●●
580 Commonwealth Avenue	Apt	8.2	\$	✓			●●	●●●	●●●●	●●●	●●●
80 Litchfield St	Apt	7.0	\$				●●	●●	●●●	●●●●	●●
839 Beacon Street	Apt	9.0	\$\$\$				●●	●●	●●●	●●●●	●●
Alder at Allston Yards	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Avalon North Station	Apt	9.0	\$\$\$\$				●●	●●●	●●	●●●	●●
Babcock Street Apartments	Apt	6.0	\$\$				●●	●	●	●●	●●
Bower	Apt	9.0	\$\$\$\$			✓	●●	●●●●	●●●●	●●	●●●
Broadlawn Park Condominiums	Condo	9.9	\$				●●●●	●●	●●●●	●	●●●●
Camelot Court	Apt	6.0	\$\$				●●	●●	●	●	●●
Commonwealth Park Condos	Condo	7.0	\$				●●	●●	●	●●	●●●●

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

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Devonshire	Apt	9.5	\$\$\$			✓	●●●●	●●●●	●●●●	●●●	●●●●
Dexter Park	Apt	6.8	\$\$	✓			●●	●●	●●	●●●	●●
E3 Apartments	Apt	8.8	\$\$\$	✓	✓		●●●	●●●	●●	●●●	●●●
Elevate	Apt	7.0	\$\$\$				●●	●●●●	●●	●●	●●
Gordon Street Apartments	Apt	8.5	\$			✓	●●	●	●●●	●●●	●●●●
James and Harrison Court Apartments	Apt	7.1	\$\$\$		✓		●●●	●●	●	●●●	●●
LUKA on the Common	Apt	8.9	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Landmark Square Apartments	Apt	8.0	\$\$				●●●●	●●●	●●●●	●●●●	●●●
Lofts at Kendall Square	Apt	7.5	\$\$\$				●●●	●●●●	●●	●	●●
Lorraine Terrace Apartments	Apt	9.2	\$				●●●●	●	●●●●	●●	●●
NOVA Brighton	Apt	8.2	\$\$				●●●●	●●	●●	●	●●
One North Of Boston	Apt	8.0	\$		✓		●●	●●	●●	●●	●●
Peabody Hall	Apt	8.4	\$				●●●	●●●	●●●●	●●●●	●●●
The Atrium	Condo	7.7	\$				●●●	●●●●	●●	●●●	●●
The Baldwin at Longwood Medical Centre	Apt	8.0	\$\$\$				●●●	●●	●	●●	●●
The Bon	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Brynx	Apt	8.0	\$\$\$				●●●●	●●	●	●	●●●●
The Indie	Apt	8.0	\$\$\$				●●●	●●	●●	●●	●●
The Overlook at St. Gabriel's	Apt	8.2	\$\$\$				●●	●●●●	●	●●●	●●
The Saybrook	Condo	8.0	\$\$				●●●	●●●	●●●	●●	●●●●
The Sudbury	Apt	9.0	\$\$\$\$				●●	●●●●	●●	●●●	●●●●

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.

MOST POPULAR

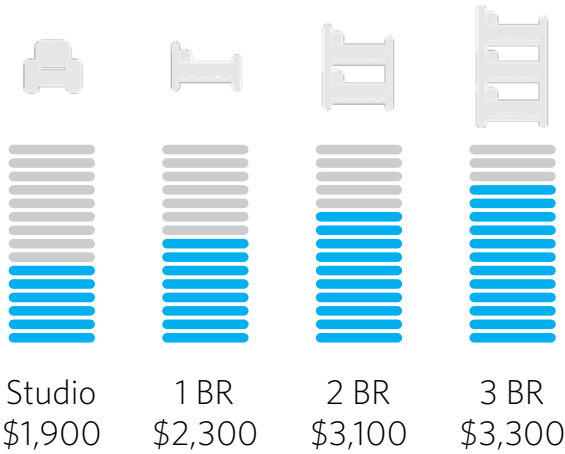
Buildings with the most BU Law students

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

What residents typically look for:



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



TOP 5

1 st	580 COMMONWEALTH	8+ PEOPLE
2 nd	E3 APARTMENTS	6+ PEOPLE
3 rd	DEXTER PARK	5+ PEOPLE
4 th	14 BUSWELL	4+ PEOPLE
5 th	1082 COMMONWEALTH	3+ PEOPLE

1st

580 COMMONWEALTH AVENUE

Fenway/Kenmore, 580 Commonwealth

\$

8+ PEOPLE



Review by BU JD Student

"Overall, my experience at 580 Commonwealth has been great. The furniture, at least in my unit, is fairly new and clean. The only issues with the place are that there are often fruit flies that come in from the first floor and that the fire alarm will go off more often than would be preferred. The walls don't have great soundproofing, but overall, it hasn't been a big problem for me."

2nd

E3 APARTMENTS

Brighton, 65 Brainerd Rd

\$\$

6+ PEOPLE



Review by BU LLM Student

"Right off the Green Line, it is really easy to get to school and into the city. There are a lot of great restaurants around, and there are 5 grocery stores within walking distance. Right on the border of Allston and Brookline, the location couldn't be better, and the amenities are fantastic. I'm paying for comfort and convenience, and for me it is worth it."

3rd

DEXTER PARK

Brookline

\$\$

5+ PEOPLE



Review by BU JD Student

"It's a good building. Like a 15-20-minute walk to BU Law and a 7-minute walk to Amory Station green line stop. A few other law students also live in the building, which is nice. There is a security guard downstairs in the lobby 24/7, which is nice for safety and for them to buzz your guests in. Also, the building is right next to Amory Park and the dog park. Maintenance takes a few days to come fix stuff... There is also a staffed package room, laundry room, trash room, and small gym...[cont..]"

HIGHEST RATED

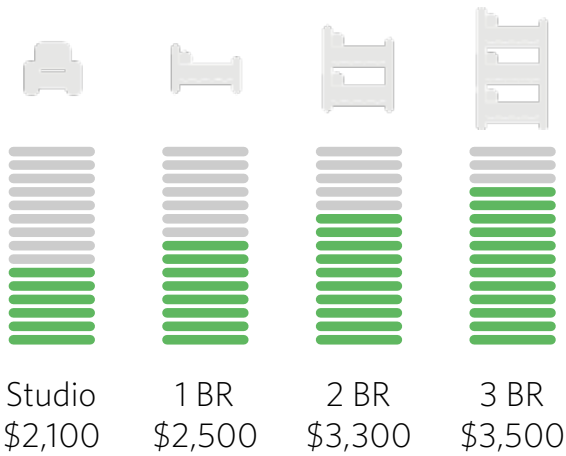
Buildings with the best overall ratings

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

What the highest-rated properties typically offer:



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



TOP 5

1 st		THE SUDBURY	10.0 OVERALL RATING
2 nd		BROADLAWN PARK CONDOMINIUMS	9.9 OVERALL RATING
3 rd		39 PARK VALE AVENUE	9.8 OVERALL RATING
4 th		LORRAINE TERRACE APARTMENTS	9.2 OVERALL RATING
5 th		THE BON	9.0 OVERALL RATING

1st

THE SUDBURY

Government Center

\$\$\$\$

10.0 OVERALL RATING



Review by *BU JD Student*

"I have loved my time living there! There is a dog park on the 9th floor and a lot of pet-centered events. Everyone is extremely kind and helpful. It is right near the Government Center green line stop and directly across from the North End. It is very secure and has a garage attached (for an extra fee)."

2nd

BROADLAWN PARK CONDOMINIUMS

West Roxbury

\$

9.9 OVERALL RATING



Review by *BU JD Student*

"I love my apartment. It is super spacious, and most utilities are included, all for \$2000. I have a car and like to be able to drive places. My commute to the tower is a 20-minute drive, and I pay for on-campus parking."

3rd

39 PARK VALE AVENUE

Brighton, 39 Park Vale Ave

\$

9.8 OVERALL RATING



Review by *BU JD Student*

"Good apartment. Big. Comes with parking spaces. Dishwasher and laundry/dryer in unit."

BEST FOR AMENITIES

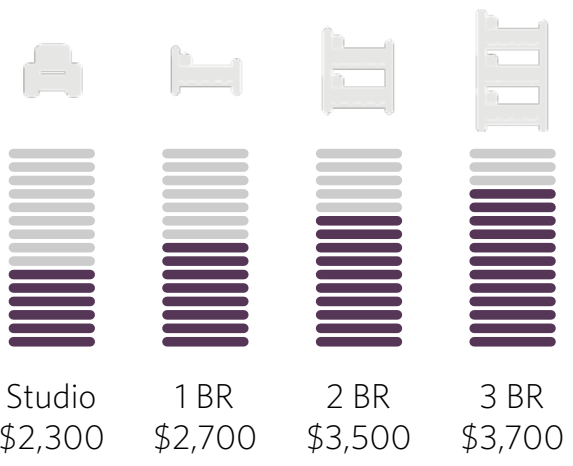
Highest-rated properties for amenities

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	 ALDER AT ALLSTON YARDS	10.0 AMENITY RATING
2 nd	 THE BON	9.3 AMENITY RATING
3 rd	 DEVONSHIRE	9.2 AMENITY RATING
4 th	 THE ATRIUM	9.1 AMENITY RATING
5 th	 ELEVATE	9.0 AMENITY RATING

1st ALDER AT ALLSTON YARDS \$\$\$\$ | 10.0 AMENITY RATING
Allston



Review by *BU LLM Student*
"Good place to live"

2nd THE BON \$\$\$ | 9.3 AMENITY RATING
Fenway/Kenmore



Review by *BU LLM Student*
"This apartment is so nice. It's good that it's furnished, so you only need to buy pillows, sheets, and some basic stuff by yourself."

3rd DEVONSHIRE \$\$\$ | 9.2 AMENITY RATING
Financial District



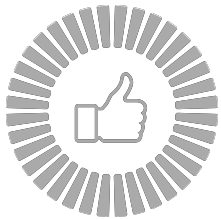
Review by *BU JD Student*
"I have really enjoyed living in this apartment! The staff are always very kind, the apartment itself is fantastic, and the additional amenities (pool, gym, lounge) are also wonderful. There are only really a couple of small things that are not my favorite (no bathroom fan, kitchen layout, etc.), but other than that, I have really enjoyed living here. The only other downside is that it is expensive, but I feel like I am getting my money's worth."

BEST FOR VALUE

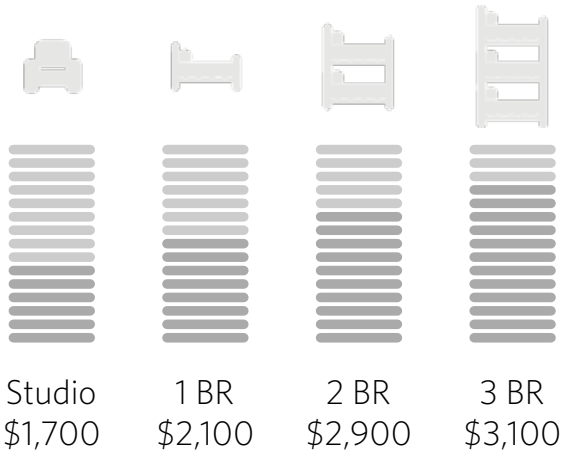
Highest-rated properties for value

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

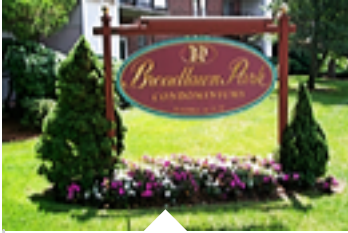



TOP 5

1 st		BROADLAWN PARK CONDOMINIUMS	10.0 VALUE RATING
2 nd		61-87 BRIGHTON AVENUE	9.3 VALUE RATING
3 rd		KILSYTH COURT APARTMENTS	9.2 VALUE RATING
4 th		NOVA BRIGHTON	9.1 VALUE RATING
5 th		1139 COMMONWEALTH	9.0 VALUE RATING

1st



BROADLAWN PARK CONDOMINIUMS \$ | 10.0 VALUE RATING
West Roxbury

Review by BU JD Student
"I love my apartment. It is super spacious, and most utilities are included, all for \$2000. I have a car and like to be able to drive places. My commute to the tower is a 20-minute drive, and I pay for on-campus parking."

2nd



61-87 BRIGHTON AVENUE \$ | 9.3 VALUE RATING
Allston, 61 Brighton Ave

Review by BU JD Student
"My apartment management is great - any maintenance requests are taken care of within one or two days. I've lived here all 3 years of law school because I've heard horror stories of the experiences other people have and haven't wanted to give up the experience I've had."

3rd

KILSYTH COURT APARTMENTS \$\$ | 9.2 VALUE RATING
Brighton, 71-75 Kilsyth Rd

Review by BU JD Student
"Very good location (super close to B and C line), renovated, went straight to the management company, thus no broker fees."

Brownstones

Smaller properties and how to find them

ABOUT BROWNSTONES

Brownstones 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 BROWNSTONE

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A BROWNSTONE

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a brownstone

Brownstones can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Brownstone listings are typically available ~60 days in advance. You can find a brownstone 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 brownstone search

Most BU Law 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 brownstones - 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 brownstones 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.

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.

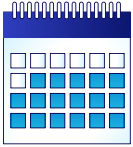


EVICTION

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.



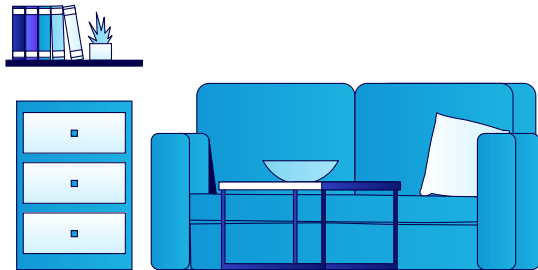
RENT PAYMENT

- › 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!**