

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

# NORTHWESTERN GRADUATE SCHOOL

# HOUSING GUIDE — 2025 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

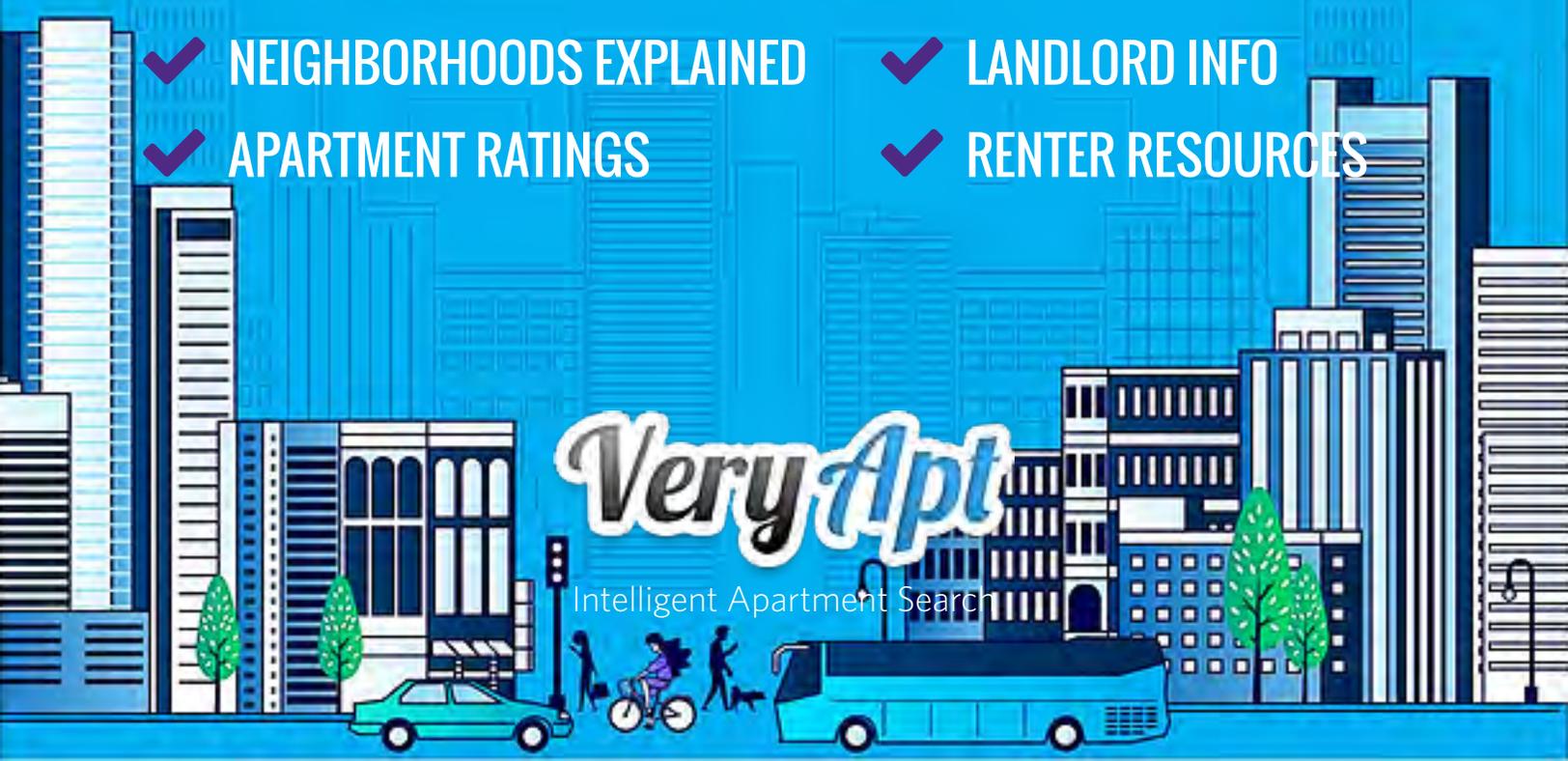
✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

*VeryApt*

Intelligent Apartment Search



# LOOKING TO RENT?

Start your apartment search today!



Your Evanston Realtor Team is here to help you find your ideal apartment. Get in touch with us to learn more about the local renting scene, determine your search criteria, and schedule an in-person tour of your top apartment choices.



## 1 Use our personalized search

Reference this housing guide and use our site's apartment search algorithm to narrow down your neighborhood and apartment choices.

1  
60-90 days before move-in date

## VERYAPT HOW TO

2

45-60 days before move-in date

3

30-45 days before move-in date

4

5  
15-30 days before move-in date



## 5 Prepare to move

Your Evanston Realtor Team has researched everything and will make sure you're prepped and ready for your move.



## 2 Connect with your Evanston Realtor Team

Call, text, or email your Evanston Realtor Team to get the best hands-on apartment search guidance.



## 3 Set up tours

Once you've found your top choices, your Evanston Realtor Team will schedule you to go on tours with one of our concierges.



## 4 Sign your lease

When you find your perfect place, apply for your next apartment and sign your lease online.

### EVANSTON REALTOR TEAM



**Katie Kinzfogl**

Evanston Realtor Team  
chi.housing@veryapt.com



CALL/TEXT YOUR AMBASSADOR  
**(262) 366-8324**



READ REVIEWS, GET PRICING  
**VERYAPT.COM**

# 2025 Waitlist IS NOW OPEN:



Now Offering Up to 1 Month Free Rent on select units!  
Look & Lease Special\* Credited back \$500 Admin Fee!

\* If applying on the same day of the tour.



**THE RESERVE**  
COMMUNITY. COMFORT. CONVENIENCE.



15-MIN WALK TO  
NORTHWESTERN UNIVERSITY  
NEAR THE PURPLE LINE

**STUDIO, 1, 2 & 3 BR  
APARTMENTS IN THE  
HEART OF EVANSTON**

[ReserveAtEvanston.com](https://ReserveAtEvanston.com)

(847) 864-5900 | [reserveil@amcllc.net](mailto:reserveil@amcllc.net)

1930 Ridge Ave, Evanston, IL 60201



**RESIDENT LOUNGE  
& FITNESS CENTER**



**FULL SIZE WASHER  
& DRYER, STAINLESS  
STEEL APPLIANCES**



**SWIMMING POOL  
& LANDSCAPED  
COURTYARD**



**CLICK HERE**   
**TO INQUIRE ABOUT LEASING**

Managed By:



## TABLE OF CONTENTS

4

### HOUSING FACTS

*Our data on housing*

5

### NEIGHBORHOODS OVERVIEW

*Most popular neighborhoods for Northwestern Graduate students*

- Downtown Evanston
- Northeast Evanston
- Rogers Park
- Uptown

10

### DATA TABLE

*Compiled from Northwestern Graduate student reviews*

12

### APARTMENT RATINGS

*Top apartments, based on the feedback of Northwestern Graduate 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 Evanston/Chicago. We asked Northwestern Graduate 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 students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

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

# THE SCHOLAR

## APARTMENTS

### Sleek Modern Interiors

Top-of-the-line finishes & appliances. Offering Studio, 1, 2, & 3 Bedroom apartments.

### Rooftop Oasis

Firepit, Sun Terrace, Lounge Seating, Grills & Chef's Kitchen

### Kellogg Club

Study Rooms & Computer Lounge

### Newly Renovated Lobby

Complete with lounge seating and coffee bar.

### Expansive Fitness Center

Cardio & Strength Training Equipment, Yoga Studio featuring Fitness OnDemand.

### Location

Steps from Evanston's best restaurants & shops

### Convenience

Tide on-site dry cleaner & Luxer  
One secure package lockers

### Evanston Living

Part of our amazing Evanston portfolio, alongside Main Station & Maple Grove Apartments.

1590 Elmwood Ave,  
Evanston, IL 60201

844-950-3658

[chicagorentals.com/evanston](http://chicagorentals.com/evanston)

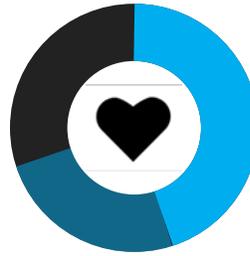


## Where Northwestern Graduate students live



- 30%** Downtown Evanston
- 20%** Northeast Evanston
- 15%** Rogers Park
- 10%** Uptown
- 25%** Other (<5% each)

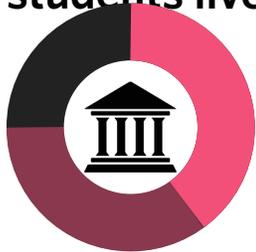
## Who Northwestern Graduate students live with



- 45%** Alone
- 25%** Spouse/partner
- 30%** Roommate (excluding spouse/partner)

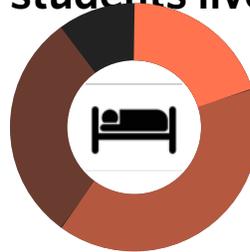
27% of Northwestern Graduate students live with pets

## What type of properties Northwestern Graduate students live in



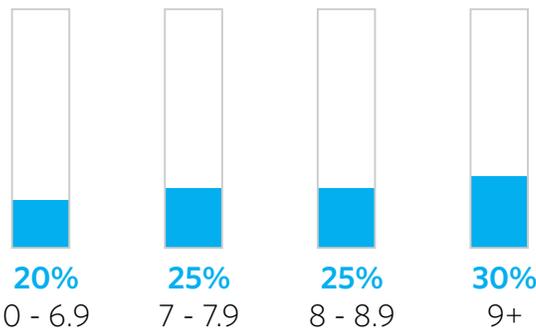
- 40%** Large property (50+ units)
- 35%** Mid-size property (20-49 units)
- 25%** Small property (2-9 units)

## What size residences Northwestern Graduate students live in



- 20%** Studios or efficiencies
- 40%** One bedrooms
- 30%** Two bedrooms
- 10%** Three or more bedrooms

## Distribution of property ratings



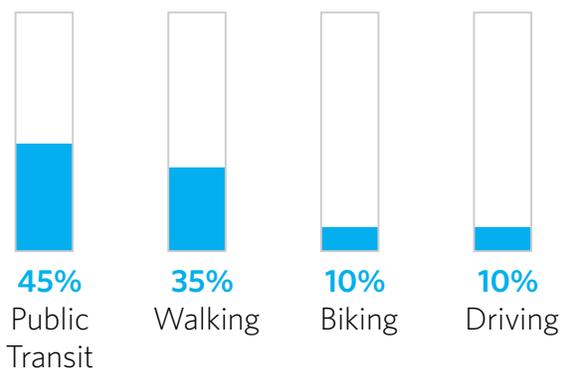
## Average rent by apartment size



## Rent versus own

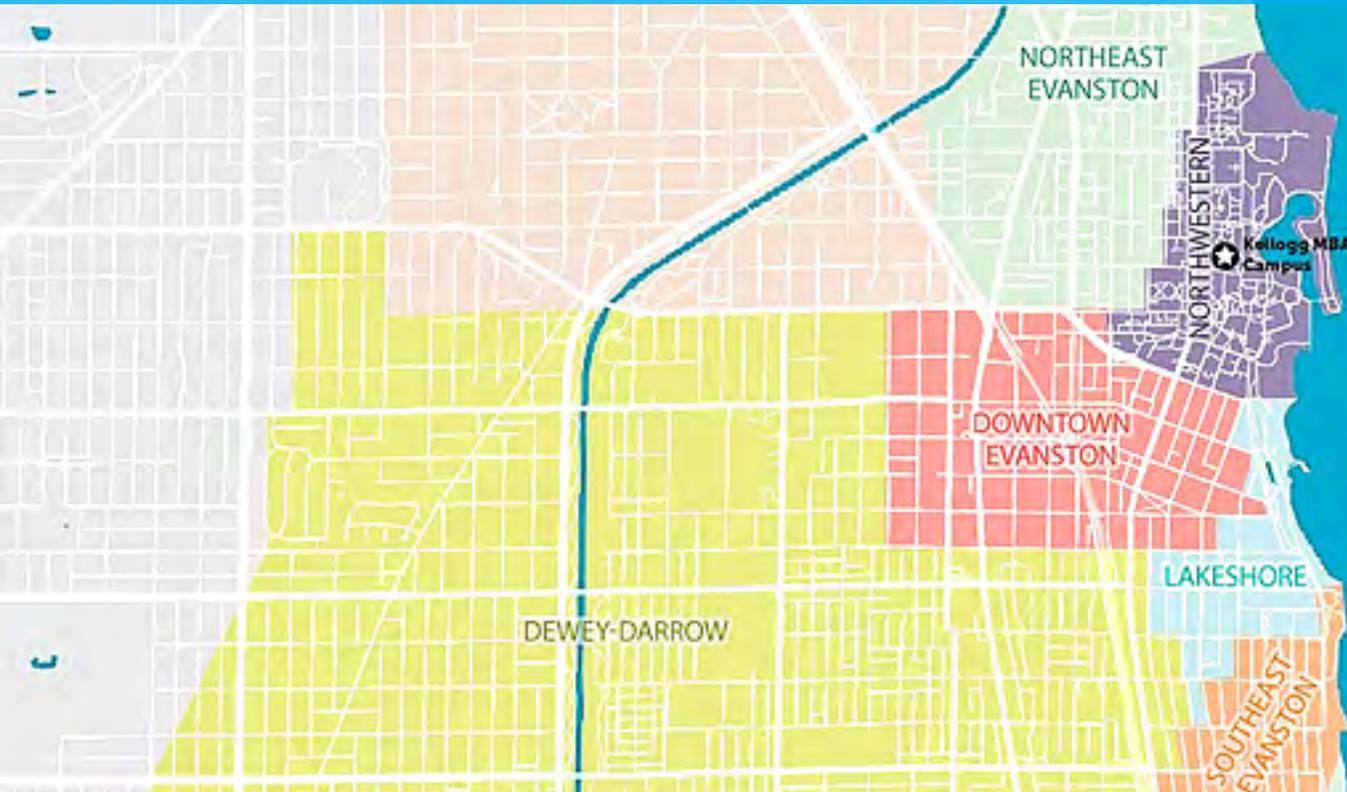


## Commute methods



# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Northwestern Graduate students



## 1 Downtown Evanston

30% of Northwestern Graduate students

Downtown Evanston is the most popular neighborhood for students. Most of the social gatherings happen here at the local apartment buildings and event venues. The walk to campus is 15-20 minutes and students who drive typically cut costs through car pooling or rideshare apps.

## 3 Rogers Park (Chicago)

15% of Northwestern Graduate students

Rogers Park is a Chicago neighborhood that is directly south of Evanston and provides great waterfront access. Students like living here because of the various dining/bar options along N Clark Street, and access to outdoor activities at Loyola Park and Beach.

## 2 Northeast Evanston

20% of Northwestern Graduate students

This area is a quieter, more suburban area than Downtown and offers a very convenient commute to class. The Northeast offers diverse property types like rental houses and smaller walk-up properties which typically offer more space for the price.

## 4 Uptown (Chicago)

10% of Northwestern Graduate students

Uptown is a Chicago neighborhood that lies between Evanston and downtown Chicago. Because of its quieter nature, Uptown is a good for families. The area has plenty of dining options and easy access to public transit. Montrose Beach is a popular spot to visit along with the various parks throughout the neighborhood.

## Other Neighborhoods

less than 1% each

- 5 Lakeview (Chicago)
- 6 Edgewater (Chicago)
- 7 Southeast Evanston
- 8 Dewey-Darrow
- 9 Lincoln Park (Chicago)
- 10 North Evanston



# Downtown Evanston

Student Hub

## ABOUT DOWNTOWN EVANSTON

This safe and highly walkable area is Evanston's center for shopping, dining, and nightlife, and is where the majority of Evanston's high-rise apartments and condos are located. Many social events take place here. Students often walk/bike to class, but many rely more on carpooling and rideshare during the colder seasons.

Walkable

Social

Commute

Great Community Amenities



### MEDIAN RENTS IN DOWNTOWN EVANSTON

**\$1,900**

Studio

**\$2,200**

1 Bedroom

**\$3,050**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DOWNTOWN EVANSTON



Review by **NU Graduate Student** 📍 1615-25 RIDGE AVE

Downtown is very accessible. 11 min public transport to downtown town. 15 min to campus. Near police station so safety is good but you hear a lot of sirens.



Review by **NU Graduate Student** 📍 1616 HINMAN AVE

Very walkable, I can get to pretty much anything I need on foot. Bus stops and the L are not far at all, but service is somewhat irregular. Lots of restaurants in the area, but not all that many very affordable options. No nightlife in the area. Beautiful views of the lake only a short walk away

# Northeast Evanston

Suburban Setting & Conveniently Located

## ABOUT NORTHEAST EVANSTON

Students love this neighborhood for the diverse selection of property types and prices. In the Northeast, you'll find rental houses and smaller "walk-up" apartments, which typically offer a homey experience and larger floorplans, despite providing very few community amenities. Students living here should prepare for a longer walk to the social gatherings in Downtown Evanston.

Safe

Great Value

Easy Commute

Quiet

Pet Friendly

### MEDIAN RENTS IN NORTHEAST EVANSTON

**\$1,900**

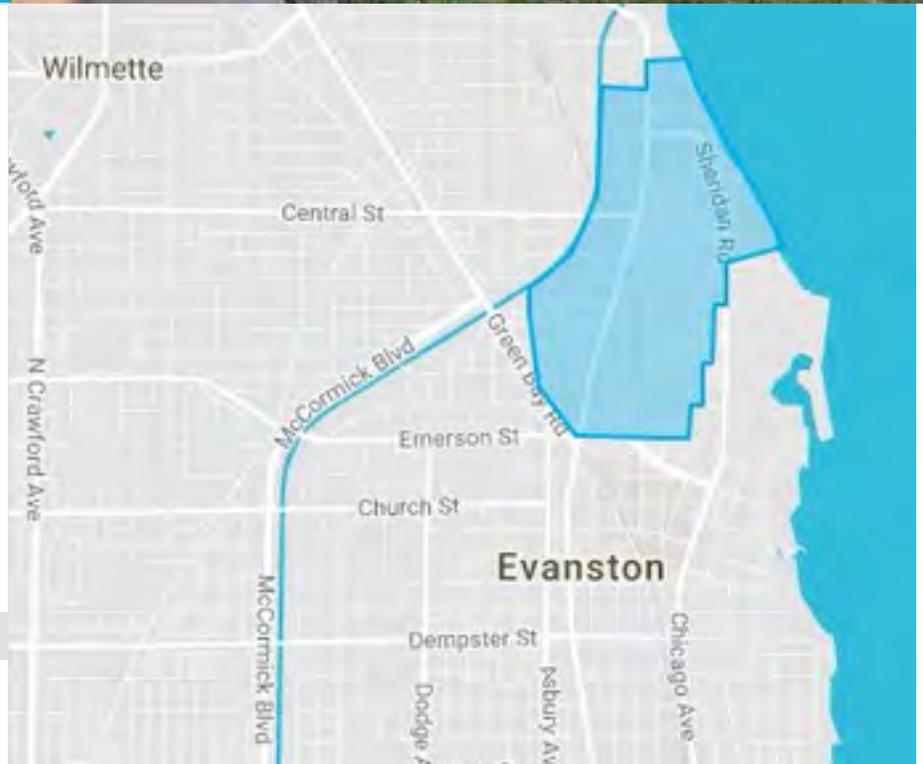
Studio

**\$2,175**

1 Bedroom

**\$2,950**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT NORTHEAST EVANSTON



Review by [NU Graduate Student](#) 📍 801-811 SIMPSON

Nice area. A couple blocks north of the apartment there are some shops, grocery and restaurants. A few blocks south you get into downtown Evanston.



Review by [NU Graduate Student](#) 📍 GARRETT PLACE

The neighborhood is quiet, even during the holiday season, and football games. The area has lots of trees and flowers during spring and summer. On Halloween and Christmas, many houses decorate their porches and sidewalks.

# Rogers Park

Diverse Waterfront Neighborhood

## ABOUT ROGERS PARK

Rogers Park is a Chicago neighborhood that is directly south of Evanston and provides great waterfront access. Students like living here because of the various dining/bar options along N Clark Street, and access to outdoor activities at Loyola Park and Beach. It is easy to get to campus via public transit.

Diverse

Public Transit

Waterfront



## MEDIAN RENTS IN ROGERS PARK

\$1,200

Studio

\$1,550

1 Bedroom

\$2,210

2 Bedroom

## WHAT RESIDENTS THINK ABOUT ROGERS PARK



Review by [NU Graduate Student](#) 📍 1154 W LUNT AVE

I love living in Rogers Park. I live close to the lake as well as the red line and I feel like I can walk or train to most places. The rent prices are very affordable compared to other neighborhoods. People are friendly and it feels like a welcoming diverse neighborhood. Although safety can be a concern depending on the specific area, it is easy to avoid situations that feel unsafe. I can take either the CTA or the intercampus shuttle to campus.



Review by [NU Graduate Student](#) 📍 1246 W PRATT

Quiet and safe, next to the beach, and easy access to everywhere. It also has good grocery stores nearby.



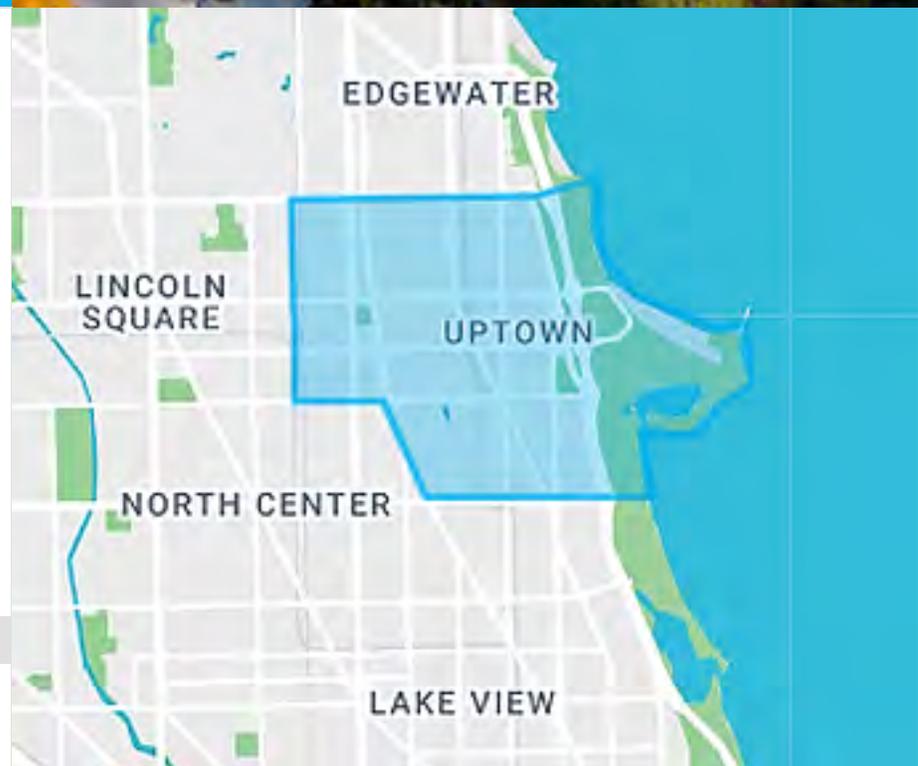
# Uptown

Good for Families

## ABOUT UPTOWN

Uptown is a Chicago neighborhood that lies between Evanston and downtown Chicago. Because of its quieter nature, Uptown is a good for families. The area has plenty of dining options and easy access to public transit. Montrose Beach is a popular spot to visit along with the various parks throughout the neighborhood.

- Walkable
- Quiet
- Waterfront
- Public Transit



### MEDIAN RENTS IN UPTOWN

<b>\$1,350</b> Studio	<b>\$1,670</b> 1 Bedroom	<b>\$2,600</b> 2 Bedroom
--------------------------	-----------------------------	-----------------------------

## WHAT RESIDENTS THINK ABOUT UPTOWN



Review by **NU Graduate Student** 📍 W LAWRENCE AVE

Uptown is amazing! Unfortunately, there are a lot of constructions on nearby CTA stations.



Review by **NU Graduate Student** 📍 4533 N CLARK ST

The neighborhood is ideal for someone who wants to live in Chicago but not too far from campus. The purple line express can take you to campus pretty fast and the red line can get you downtown in about the same amount of time. A good amount of food options and grocery stores. Not a bad place to have a car either. It is definitely more expensive than Rogers Park or Edgewater though.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$1800+ per renter
  - \$\$\$ \$1500- \$1799
  - \$\$ \$1300- \$1499
  - \$ < \$1300

\* 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
1013 Sherman Ave	Apt	10.0	\$				●●●●	●●	●●●●	●●●●	●●●●
1111 Church Street Evanston	Apt	7.5	\$	✓			●●	●●	●●●●	●●	●●
1154 W Lunt Ave	Apt	7.0	\$			✓	●●	●●	●●	●●	●●
1200 Simpson St	Apt	8.0	\$				●●●●	●●	●●●●	●	●●
1246 W Pratt	Apt	9.7	\$\$				●●●●	●●●●	●●	●●	●●
1301 W Argyle St	Apt	6.0	\$		✓		●●	●●	●	●	●●
1406 Elmwood Ave	Apt	7.2	\$				●●	●	●●	●●	●●
1500 Chicago Ave	Apt	8.0	\$\$\$				●●	●●	●●	●●	●●●●
1570 Oak Avenue	Apt	7.1	\$				●●	●	●●	●	●●
1575 Oak	Apt	8.0	\$\$	✓			●●	●●	●●	●●	●●
1576 Oak	Apt	8.0	\$\$				●●	●●	●●●●	●●	●●
1615-25 Ridge Ave	Apt	8.0	\$\$	✓			●●	●	●●●●	●●	●●
1616 Hinman Avenue	Apt	7.0	\$	✓			●●	●	●●	●●	●●
1621 Ridge Ave	Condo	8.0	\$				●●●●	●●	●●	●●●●	●●●●
1717 Evanston	Apt	6.0	\$\$\$\$				●●	●●	●	●●	●●
2000 W Summerdale Ave	Apt	7.0	\$\$\$			✓	●●	●●	●●	●●	●●
211 E Delaware	Apt	7.3	\$\$\$				●●	●●	●●	●●	●●
2208 Sherman Ave	Apt	8.0	\$\$				●●	●	●	●	●●
2238 Sherman Ave	Apt	7.0	\$				●●	●	●●	●	●●
2253 Ridge Ave	Apt	8.0	\$\$\$				●●	●●	●●●●	●	●●
2738 N Pine Grove	Apt	7.0	\$	✓			●●	●●	●●	●●●●	●●
2970 N Sheridan	Apt	7.2	\$				●●	●●	●●	●●	●●●●
424 W Diversey	Apt	7.3	\$				●●	●●	●●	●●	●●
426 W Surf	Apt	6.7	\$				●●	●●	●●	●●	●●
4533 N Clark St	Apt	8.0	\$\$\$\$				●●●●	●	●	●	●●
4639 N Broadway St	Condo	7.0	\$\$\$				●●	●●	●	●●	●●
4740 N Whipple St	Apt	8.0	\$\$			✓	●●	●	●●●●	●●●●	●●●●
617-625 Grove St. Apartments	Apt	6.8	\$\$				●●	●●	●●	●	●●

\*\*\* 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
6954 North Greenview Avenue	Apt	9.0	\$\$				●●●	●●●●	●●●●	●●	●●●
722 Clark St	Apt	9.0	\$\$				●●●●	●●●	●●●●	●●●●	●●
801-811 Simpson St	Apt	8.0	\$\$				●●●●	●●●●	●	●	●●●●
808 Junior Terrace Apartments	Apt	9.0	\$\$\$		✓		●●●	●●●●	●●●●	●●●●	●●
816 Forest Ave	Apt	10.0	\$				●●●	●	●●●	●	●●
860 Hinman	Apt	8.0	\$				●●●●	●●●	●●●	●●	●●●●
9715 Woods Dr	Condo	10.0	\$\$\$	✓			●●●●	●●●●	●●●●	●●●●	●●●●
996-1012 Main St	Apt	6.0	\$\$				●●	●	●●●●	●●●●	●●
Albion Evanston	Apt	9.1	\$\$\$\$				●●●	●●●●	●	●●●	●●●●
Alef Park	Apt	7.0	\$\$				●●	●●	●	●●●	●●
Aqua	Apt	9.4	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Axis Apartments and Lofts	Apt	7.3	\$\$\$\$				●●	●●●	●	●●	●●
Crossings at Danada	Apt	9.0	\$				●●	●●●	●●	●●●	●●
Dover Court	Apt	7.0	\$\$				●●	●●●	●	●●●	●●
Glenmoor Manor	Condo	6.0	\$\$\$				●●●●	●	●	●	●●
Halsted Flats	Apt	8.8	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Hollywood Towers	Condo	7.5	\$\$				●●	●●●	●●	●●	●●●
Marquee Chicago	Condo	8.7	\$\$\$				●●	●●●●	●●●●	●●●●	●●●●
McManus Living-Learning Center	Apt	7.2	\$\$	✓			●●	●●●	●●	●●●●	●●●
Oakdale Terrace	Apt	8.6	\$\$\$				●●●	●●●	●●	●●●●	●●●●
Optima Horizons	Condo	8.3	\$\$\$\$		✓	✓	●●	●●●●	●	●●●	●●●
Optima Old Orchard Woods	Apt	9.3	\$\$\$				●●●●	●●●●	●●	●●	●●●●
Optima Views	Condo	7.1	\$\$\$\$		✓		●●	●	●	●	●●
Residences of Sherman Plaza	Condo	9.5	\$\$\$\$		✓		●●●●	●●●●	●●	●●	●●●
The Granville Condominiums	Condo	9.0	\$\$				●●	●	●●●●	●	●●●
The Main	Apt	7.8	\$\$\$\$				●●●	●●●●	●●	●●	●●
The Seneca	Apt	8.5	\$\$\$				●●	●●●●	●	●	●●
Towers	Condo	6.0	\$\$\$				●●	●	●●	●●●●	●●

## ABOUT OUR CATEGORIES

### Property Type

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

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

### Key Building Factor Ratings

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

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

### Living Situation Ratings

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

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

### Building Quality Ratings

**Management** Maintenance and service quality.

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

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

**Social** Building community and social scene.

**Safety** Building neighborhood safety.

# MOST POPULAR

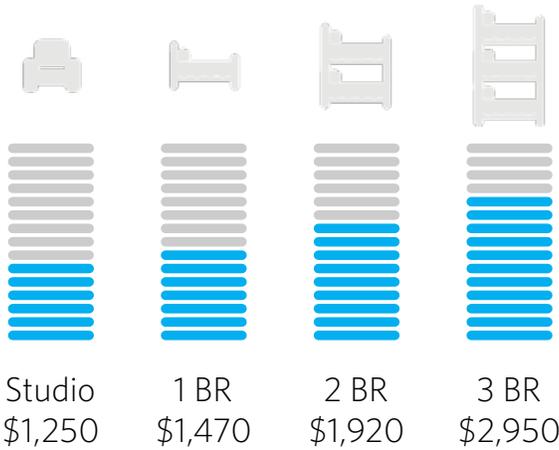
Buildings with the most Northwestern TGS students

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

What the most popular properties typically offer:



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



## TOP 5

1 <sup>st</sup>	1575 OAK	10+ PEOPLE
2 <sup>nd</sup>	MCMANUS LIVING-LEARNING CENTER	7+ PEOPLE
3 <sup>rd</sup>	2738 N PINE GROVE	6+ PEOPLE
4 <sup>th</sup>	1615-25 RIDGE AVE	3+ PEOPLE
4 <sup>th</sup>	1616 HINMAN AVENUE	3+ PEOPLE

**1<sup>st</sup>** **1575 OAK** \$\$ | 10+ PEOPLE  
Downtown Evanston

**Review by Northwestern Graduate Student**  
 "Clean, with every appliances working, warm during winters although central heating has to be complemented with additional heating in the peak of the winter. No pests. Responsive maintenance. I like the location because it's a good distance to walk in good weather and close to various bus stations including one that connects to the NU campus. Coin laundry is additional cost. Elevator is slow but better than not having one."

**2<sup>nd</sup>** **MCMANUS LIVING-LEARNING CENTER** \$\$ | 7+ PEOPLE  
Downtown Evanston

**Review by Northwestern Graduate Student**  
 "Apart from the fact that the water doesn't flow very well and the walls are thin so there is some noise, the apartment is impeccable!"

**3<sup>rd</sup>** **2738 N PINE GROVE** \$ | 6+ PEOPLE  
Lincoln Park

**Review by Northwestern Graduate Student**  
 "Neighborhood is safe and super convenient. Everything you need is a short walk away including a Trader Joe's, TJ Maxx, Target, and many restaurants. It is a very old building (used to be a hotel according to my neighbor) so there are frequent maintenance issues (lights going out, windows not closing, elevator issues, laundry room renovations) but management is super responsive and they have mostly been resolved within 1-2 days. Their online portal is easy to use for rent payments and maintenance requests. [cont]"

# HIGHEST RATED

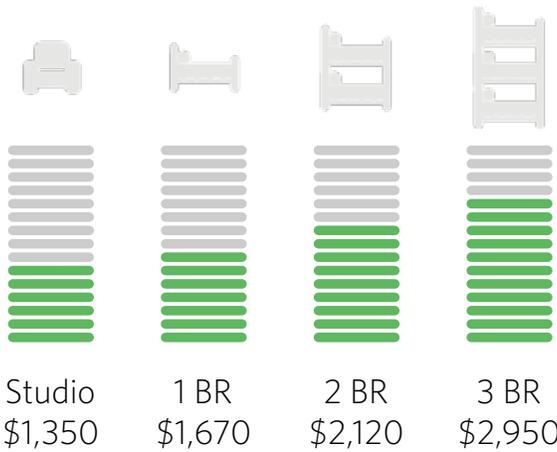
Buildings with the best overall ratings

[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 <sup>st</sup>	9715 WOODS DR	10.0 OVERALL RATING
2 <sup>nd</sup>	RESIDENCES OF SHERMAN PLAZA	9.5 OVERALL RATING
3 <sup>rd</sup>	AQUA	9.4 OVERALL RATING
4 <sup>th</sup>	OPTIMA OLD ORCHARD WOODS	9.3 OVERALL RATING
5 <sup>th</sup>	ALBION EVANSTON	9.1 OVERALL RATING

1<sup>st</sup>

### 9715 WOODS DR

Skokie

\$\$\$

10.0 OVERALL RATING



Review by *Northwestern Graduate Student*

"Great apartment"

2<sup>nd</sup>

### RESIDENCES OF SHERMAN PLAZA

Downtown Evanston

\$\$\$

9.5 OVERALL RATING



Review by *Northwestern Graduate Student*

"This building is absolutely perfect to live in. The location is very convenient for accessing downtown Evanston and for walking to campus and is right next to the CTA #201 bus line as well as the Davis Metra and L stations. Amenities are fairly nice, with a communal lounge area/outdoor space and small gym. The building is very secure and management is great, with 24/7 doorstaff, management on-site most days of the week, and an on-site building engineer. It can be fairly expensive to live here as a graduate student if you are renting, but if you can afford the cost, it's absolutely worth it!"

3<sup>rd</sup>

### AQUA

The Loop

\$\$\$

9.4 OVERALL RATING



Review by *Northwestern Graduate Student*

"Location and management company are excellent. Building is very well maintained and units are worth the rent."

# BEST FOR AMENITIES

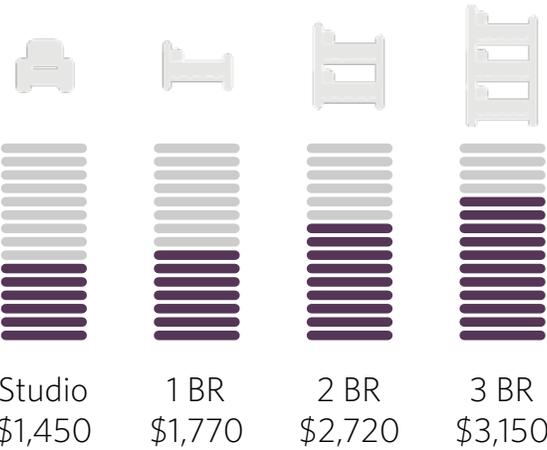
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



## TOP 5

1 <sup>st</sup>		9715 WOODS DR	10.0 AMENITY RATING
2 <sup>nd</sup>		AQUA	9.7 AMENITY RATING
3 <sup>rd</sup>		HALSTED FLATS	9.6 AMENITY RATING
4 <sup>th</sup>		ALBION EVANSTON	9.4 AMENITY RATING
5 <sup>th</sup>		THE MAIN	9.2 AMENITY RATING

1<sup>st</sup> **9715 WOODS DR** | \$\$\$ | 10.0 AMENITY RATING  
Skokie




**Review by Northwestern Graduate Student**  
"Great apartment"

2<sup>nd</sup> **AQUA** | \$\$\$\$ | 9.7 AMENITY RATING  
The Loop




**Review by Northwestern Graduate Student**  
"Aqua is cozy in terms of the facilities and amenities; however, being next to fire station does mean noises even at higher levels. I think it's best suited for people living alone with no requirement of big space."

3<sup>rd</sup> **HALSTED FLATS** | \$\$\$\$ | 9.6 AMENITY RATING  
Lakeview




**Review by Northwestern Graduate Student**  
"Great place, but expensive and a bit of a hike to campus."

# BEST FOR VALUE

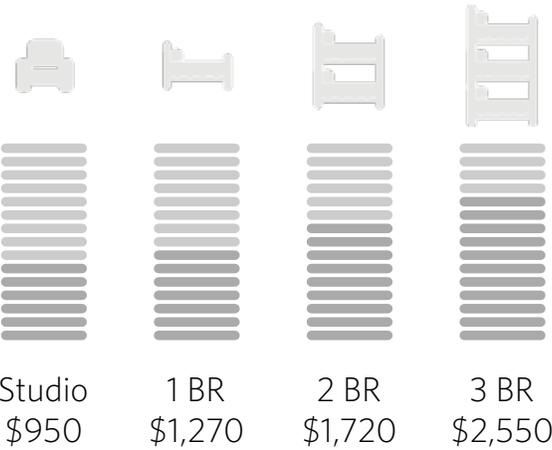
Highest-rated properties for value

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

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



## TOP 5

1 <sup>st</sup>	4740 N WHIPPLE ST	10.0 VALUE RATING
2 <sup>nd</sup>	808 JUNIOR TERRACE APARTMENTS	9.9 VALUE RATING
3 <sup>rd</sup>	9715 WOODS DR	9.8 VALUE RATING
4 <sup>th</sup>	2253 RIDGE AVE	9.7 VALUE RATING
5 <sup>th</sup>	722 CLARK ST	9.6 VALUE RATING

**1<sup>st</sup>** **4740 N WHIPPLE ST** \$ | **10.0** VALUE RATING  
Albany Park

**Review by Northwestern Graduate Student**  
 "My apartment is clean, and the neighborhood has many working professionals and families so it is relatively quiet and safe. Very accessible to the brown line, and it's walkable. I have exposed brick, maintenance has been responsive as needed, and a full size w/d and dishwasher. It is also well lit. As far as cons, the hallway could be maintained better and there is no parking. I can also hear when my upstairs neighbors walk around. Also, heating (included in rent) is with radiators, and you will need window AC in the summer."

**2<sup>nd</sup>** **808 JUNIOR TERRACE APARTMENTS** \$\$\$ | **9.9** VALUE RATING  
Uptown

**Review by Northwestern Graduate Student**  
 "I am happy with this property because management is responsive, and previously I have lived further away, had no heat, had roaches, and have none of that now."

**3<sup>rd</sup>** **9715 WOODS DR** \$\$\$ | **9.8** VALUE RATING  
Skokie

**Review by Northwestern Graduate Student**  
 "Great apartment"

# 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

# 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.



#### EVICION

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.

# 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 Northwestern Graduate students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

## TIPS AND ADVICE



### Reliable Landlords

Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.



### Noise and Neighbors

Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



### Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**