

REVIEWS AND ADVICE  
FROM CURRENT EMPLOYEES

## AU GRADUATE SCHOOL

# HOUSING GUIDE — 2024 —

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

**VeryApt**

Intelligent Apartment Search

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## GETTING THE MOST OUT OF THE GUIDE



**Start with the Housing Facts section.** This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



**Read about different neighborhoods** and narrow down your search to parts of the city that you like most.



**Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Washington D.C. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location



Safety

**Based on their feedback, we compiled a list of the best apartment buildings for American Grad 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.



# A Warm and Welcoming Community with Unbeatable Amenities

Near Arlington, Alexandria and Washington, DC.

Stylish, renovated homes with modern features for constant comfort, and a fantastic selection of amenities, indoors and out. Residents find everyday needs close by: with shopping, dining, nightlife and employment via car, bus, Metro, just minutes away.



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[vistasofannandaleleasing@cimgroup.com](mailto:vistasofannandaleleasing@cimgroup.com)

## ON-SITE AMENITIES

- Fitness Center
- Swimming Pool and Sundeck
- Beautifully Manicured Grounds with Lots of Green Space and Playground
- BBQ Grilling Stations
- Exclusive Farmers Market
- Business Center
- 24-Hour Emergency Maintenance
- Parking

Choose from spacious **one, two, and three bedroom** homes with large closets, in-unit washer & dryer, and attached patio or balcony.



OWNED AND OPERATED BY:



7931 PATRIOT DR.  
ANNANDALE, VA 22003

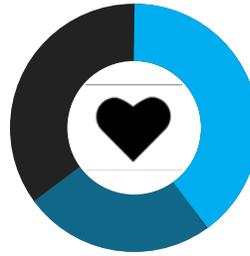


## Where American Grad students live



- 30%** Cathedral Heights
- 15%** Bethesda
- 10%** Van Ness
- 10%** Forest Hills
- 35%** Other (<5% each)

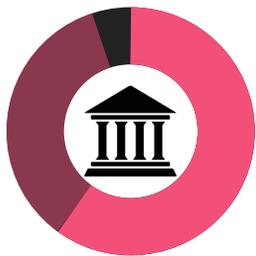
## Who American Grad students live with



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

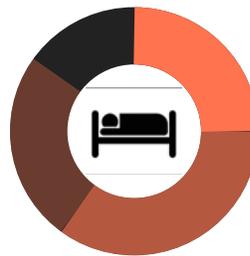
19% of American Grad students live with pets

## What type of properties American Grad students live in



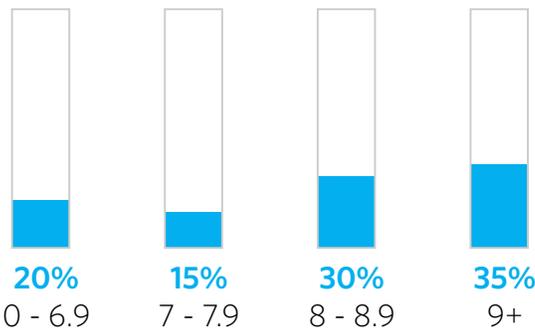
- 60%** Large property (50+ units)
- 35%** Small property (2-9 units)
- 5%** Mid-size property (10-49 units)

## What size residences American Grad students live in



- 25%** Studios
- 35%** One bedrooms
- 25%** Two bedrooms
- 15%** Three or more bedrooms

## Distribution of property ratings



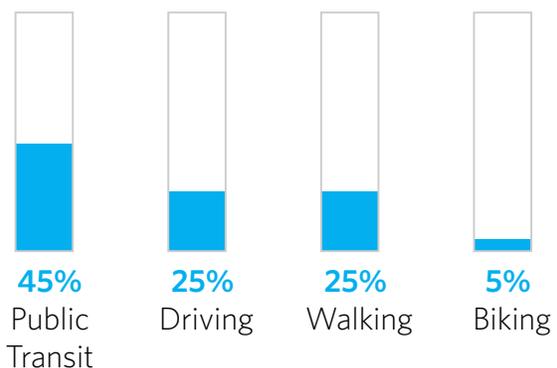
## Average rent by apartment size

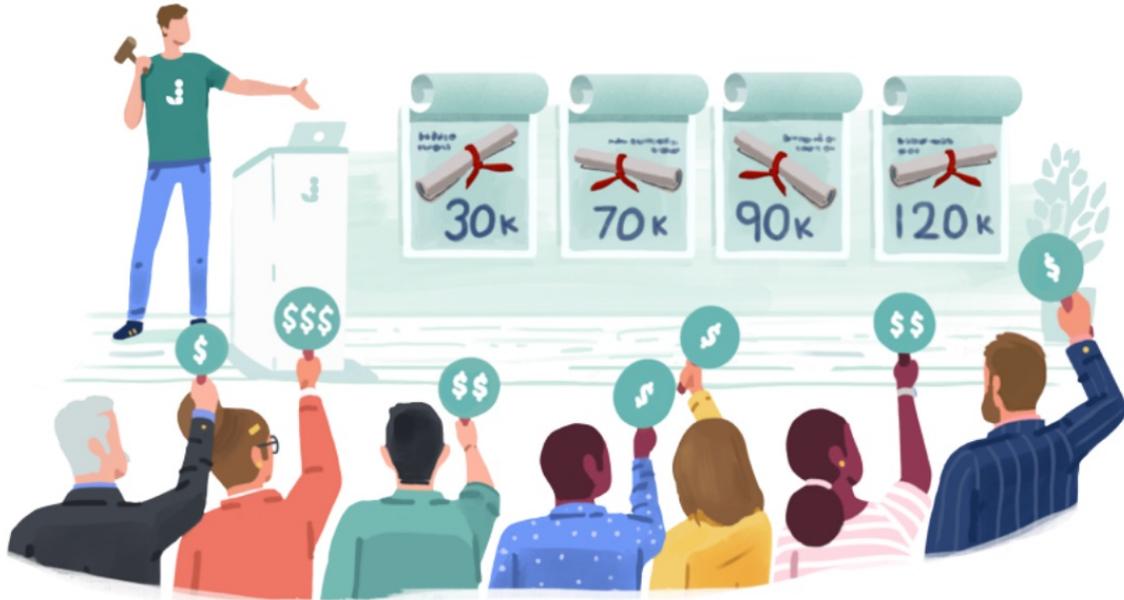


## Rent versus own



## Commute methods





## Join hundreds of American Grad Students in the fight for better student loans.

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

Sign up for free

[juno.us/am](https://juno.us/am)

As featured in



# Rent with Confidence

## Time Savers

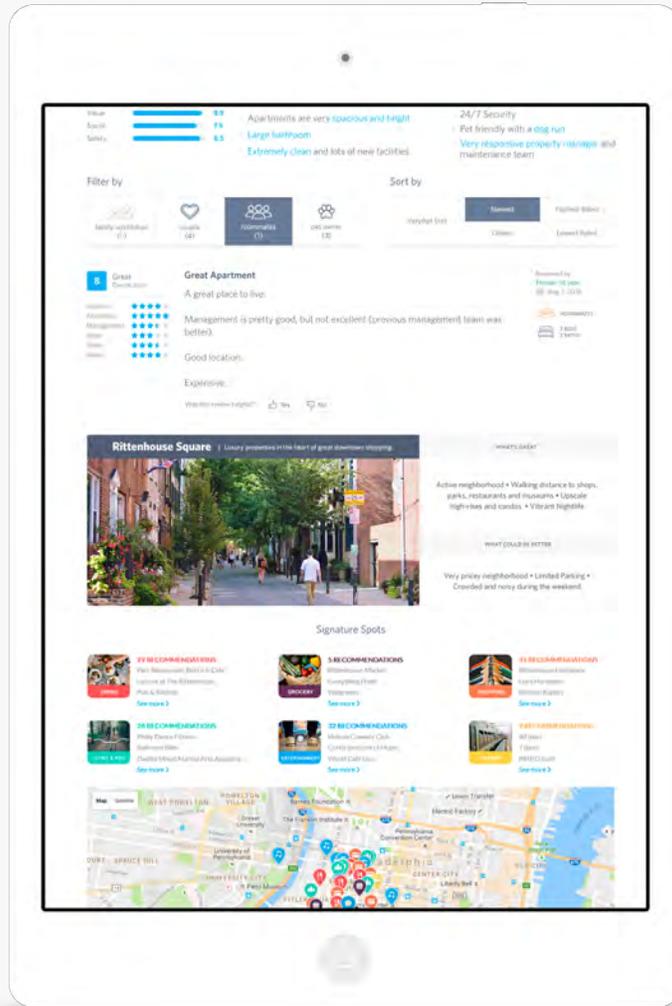


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



## Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

## Trusted Reviews



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

## WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)



Here's to  
good living

**1500 Arlington Apartments**

📞 703.890.4966



📍 Rosslyn

1500 Arlington Boulevard, Arlington VA

**2255 Wisconsin Apartments**

📞 202.804.0694



📍 Glover Park

2255 Wisconsin Ave NW, DC

**Highview and Castle Manor  
Apartments**

📞 202.897.0384



📍 U Street

2505 13<sup>th</sup> Street NW, DC

**Idaho Terrace Apartments**

📞 202.873.8220



📍 Cathedral Heights

3040 Idaho Ave NW, DC

**Park Crest Apartments**

📞 202.866.3910



📍 Glover Park

2324 41<sup>st</sup> Street NW, DC

**August Apartments**

📞 771.232.9783



📍 Dupont Circle

2147 O Street NW, DC

**York and Potomac Park Apartments**

📞 202.618.6517



📍 Foggy Bottom

510 21<sup>st</sup> Street NW, DC

**The Shay Apartments**

📞 771.232.9817



📍 Shaw

1924 8<sup>th</sup> Street NW, DC

**West End Residences**

📞 202.335.3898



📍 West End

1221 24<sup>th</sup> Street NW, DC

**Kew Gardens Apartments**

📞 771.223.9509



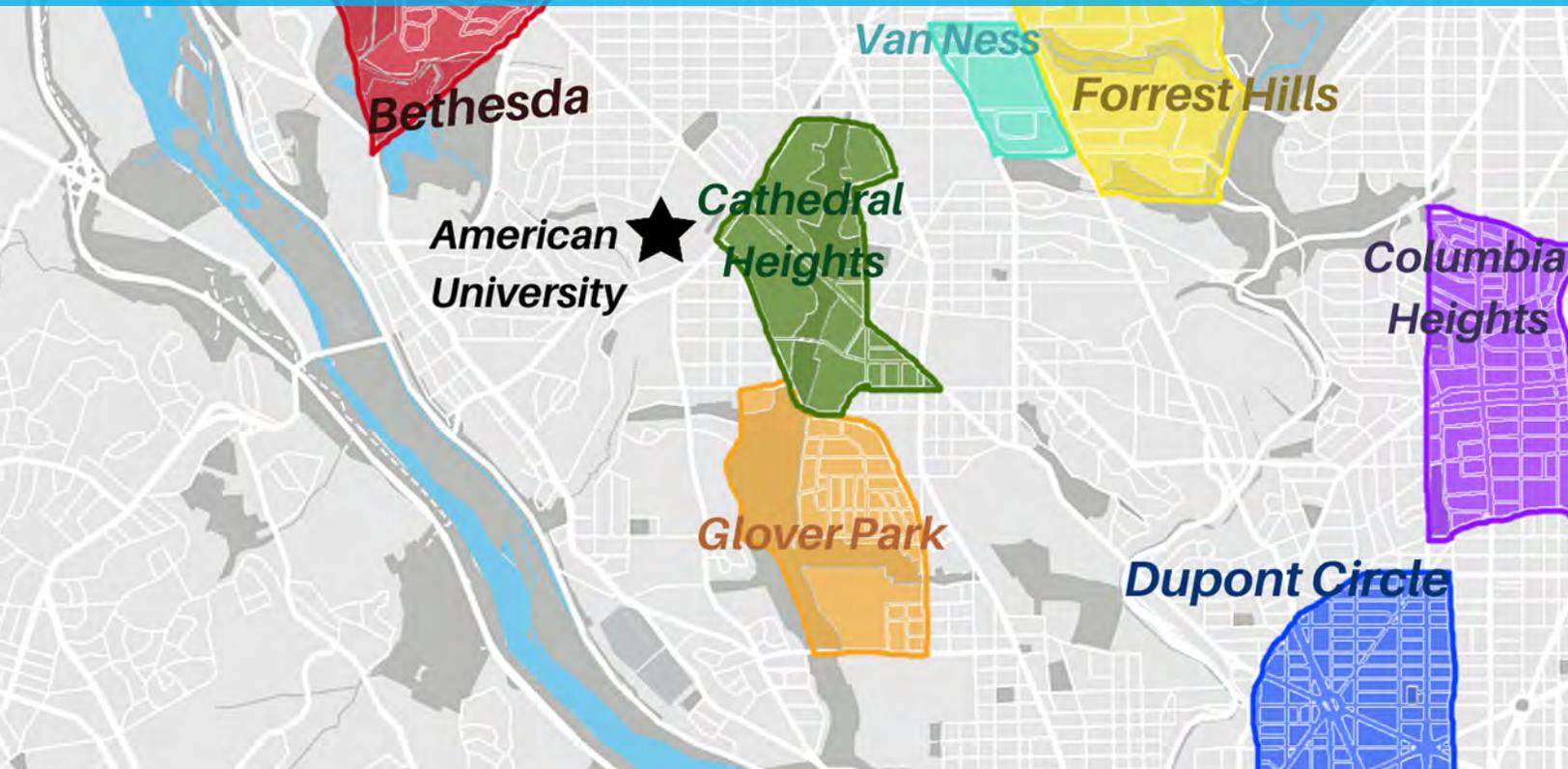
📍 Georgetown

2700 Q Street NW, DC

Visit  
**BMCProperties.com**  
to find your new  
apartment today.

# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for American Grad students



## 1 Cathedral Heights

30% of American Grad students

Cathedral Heights is a historical neighborhood with an easy commute, convenient accessibility and great restaurants and bars. Safety was rated 10/10 here and it's a nice break from the big city feel without actually being too far removed.

## 3 Van Ness

10% of American Grad students

Once the site of the Civil War, Van Ness has changed itself to embrace art, culture, cuisines and fashion. The Hillwood Museum and Gardens of DC helps residents to catch their breath and enjoy the collaboration between art and nature.

## 2 Bethesda

15% of American Grad students

Bethesda is technically located in Maryland, but it's more of a DC suburb and it's not far from campus. Despite all there is to do, Bethesda offers a relatively quiet atmosphere when compared to DC and there are a lot of outdoor spaces nearby.

## 4 Forrest Hills

10% of American Grad students

The name Forest Hill itself describes the exact nature of the neighborhood. Its uniqueness is that it promotes recreational activities in a natural setting.

## Other Neighborhoods

less than 5% each

5 Columbia Heights

6 Friendship Village

7 Dupont Circle

8 Glover Park

9 Woodley Park

10 Silver Spring



IN PARTNERSHIP WITH:



AMERICAN UNIVERSITY  
WASHINGTON, DC



# THE BERKSHIRE APARTMENT HOMES

## Community Features

- > **24-Hour** Concierge
- > **All Utilities** Included
- > **Free** Parking
- > **Garage** Parking
- > **Fitness** Center
- > **On-site** Laundry
- > **Remote** Fob Access
- > **Free WIFI** in Amenity Areas
- > **8-Min** Walk to AU Campus



## Take a look inside

 600-800 SQ.FT. **1 BEDROOM / 1 BATH**

 350-450 SQ.FT. **STUDIO + 1 BATH**



Parque Flooring, Granite/Quartz Countertops,  
Black/Stainless Steel Appliances



Parque Flooring, Granite/Quartz Countertops,  
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Washington, DC 20016



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 **(202) 362-4200**

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Get Social with Us!





# Cathedral Heights

Historical Neighborhood with a Contemporary Lifestyle

## ABOUT CATHEDRAL HEIGHTS

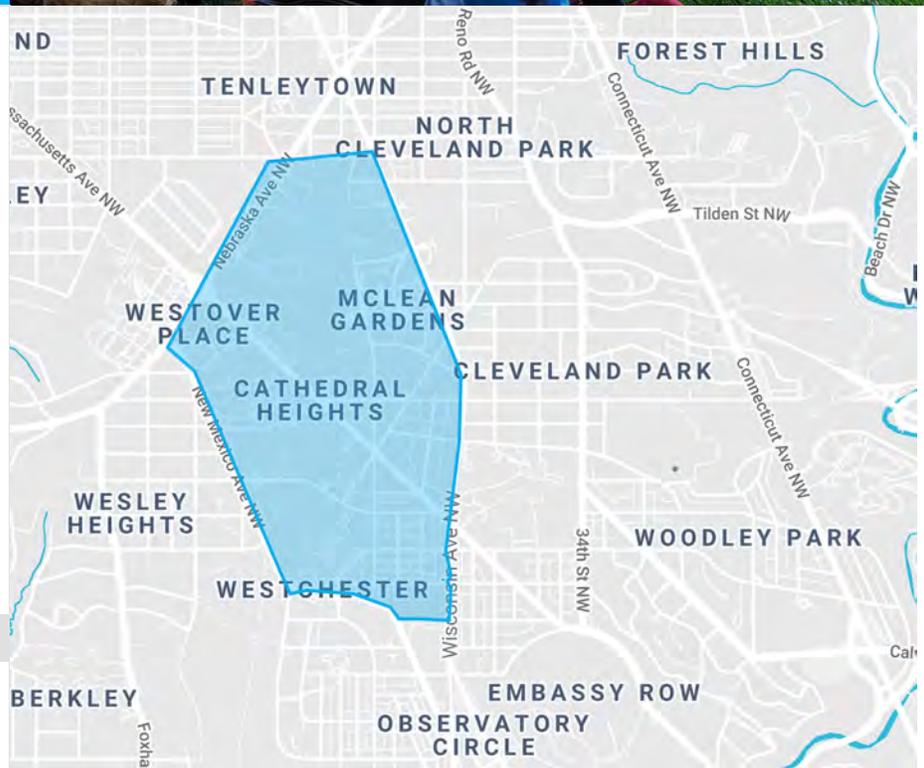
With the theme of history, this neighborhood has learned to embrace a more contemporary lifestyle with hang out spots like Barcelona Restaurant & Wine Bar or fitness opportunities like YogaFusion. Reviewers note that it's very popular for people associated with American University and has a nice, quiet feel to it.

Suburban Feel

Convenient Commute

Walkable

Easy Accessibility



### MEDIAN RENTS IN CATHEDRAL HEIGHTS

**\$1,495**

Studio

**\$1,770**

1 Bedroom

**\$2,650**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT CATHEDRAL HEIGHTS



Review by [American Grad Student](#)

📍 CHANCERY

An easy walk to school, and an amazing view of the national cathedral. Grocery shopping and restaurants are just a couple blocks away. The 33 bus line is very accessible and consistent. The only problem is that it is a 20+ minute walk to the closest metro stops (Cleveland park and Tenleytown metro stops).



Review by [American Grad Student](#)

📍 4200 CATH.

Overall it's a nice and quiet area. In addition, it's quite safe with serious crimes being few and far between. However, it's somewhat far from the nearest metro station (Tenleytown-AU). Also, there are not many restaurants/bars nearby, so going out generally involves public transit, rideshare, etc.

# Make Yourself at Home

## Luxury Studio, 1-, 2- and 3-Bedroom Apartments in Exclusive Cathedral Heights

Avalon at Foxhall offers spacious floor plans  
close to American University

[CLICK HERE TO LEARN MORE >](#)

Amenities include:

- Sparkling Pool
- State of the Art Fitness Center
- Rooftop Deck
- Amazing Views
- Gourmet Kitchen
- In-Unit Washer and Dryer
- Ample Closet Space
- Convenient to Public Transit





# Bethesda

A Suburb of Maryland and DC

## ABOUT BETHESDA

There are grocery stores, department stores, and other suburban necessities within a 5-10 minute drive. Many bars, restaurants, and additional shopping are also close by. Despite all there is to do, Bethesda offers a relatively quiet atmosphere when compared to DC and there are a lot of outdoor spaces nearby.

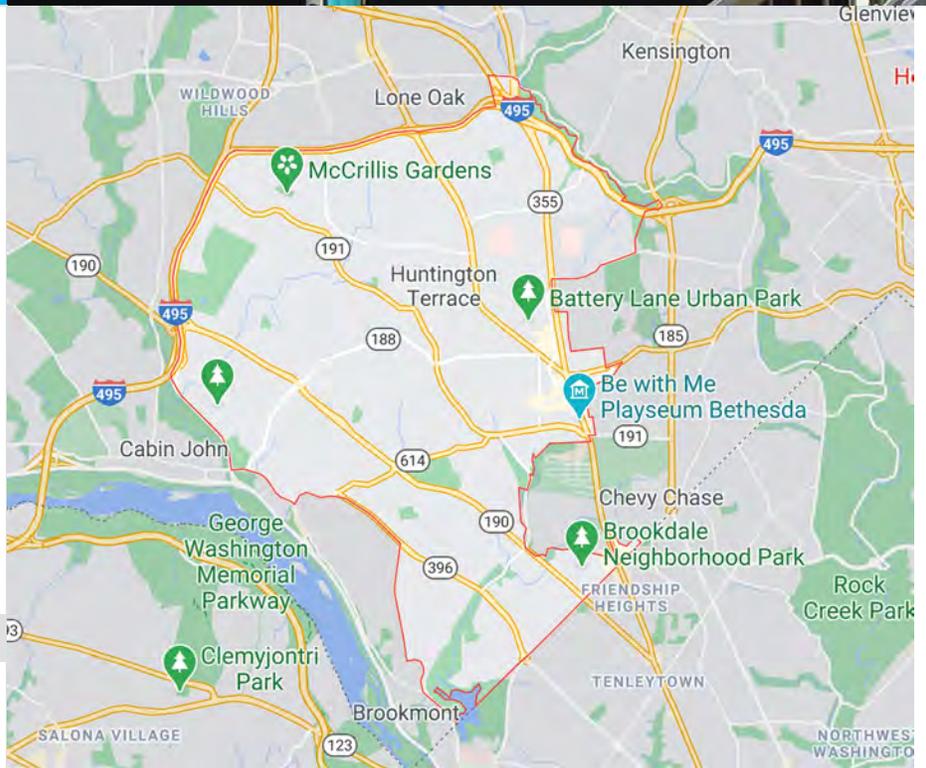
Shopping

Bars and Restaurants

Public Transit

Quiet

Biking



### MEDIAN RENTS IN BETHESDA

**\$1,750**

Studio

**\$2,000**

1 Bedroom

**\$2,750**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT BETHESDA



Review by [American Grad Student](#)

BAINBRIDGE

I am a single mother with an older dog that requires constant walking. I've never felt unsafe at any time of day or night. It's a family friendly town for sure, with lots of events happening right downstairs from me!



Review by [American Grad Student](#) THE RESIDENCES

Lots of things to see and do; plenty of opportunities to explore and be outside while being close to d.c.

# Van Ness

A Former Civil War Site and a Place to Enjoy Art, Culture, Food, and Fashion Together

## ABOUT VAN NESS

Before 2013, not much was thought of this Van Ness. But since it's major renovations, renters have been flocking. Join the new crowd and move to Van Ness before the word gets out about this cool, freshly styled neighborhood. Places from Acacia Bistro for Mediterranean cuisine to the ideal urban escape at Rock Creek Park are well liked by most of the locals in the area during the weekends.

Grocery Store Nearby

Quiet Neighborhood

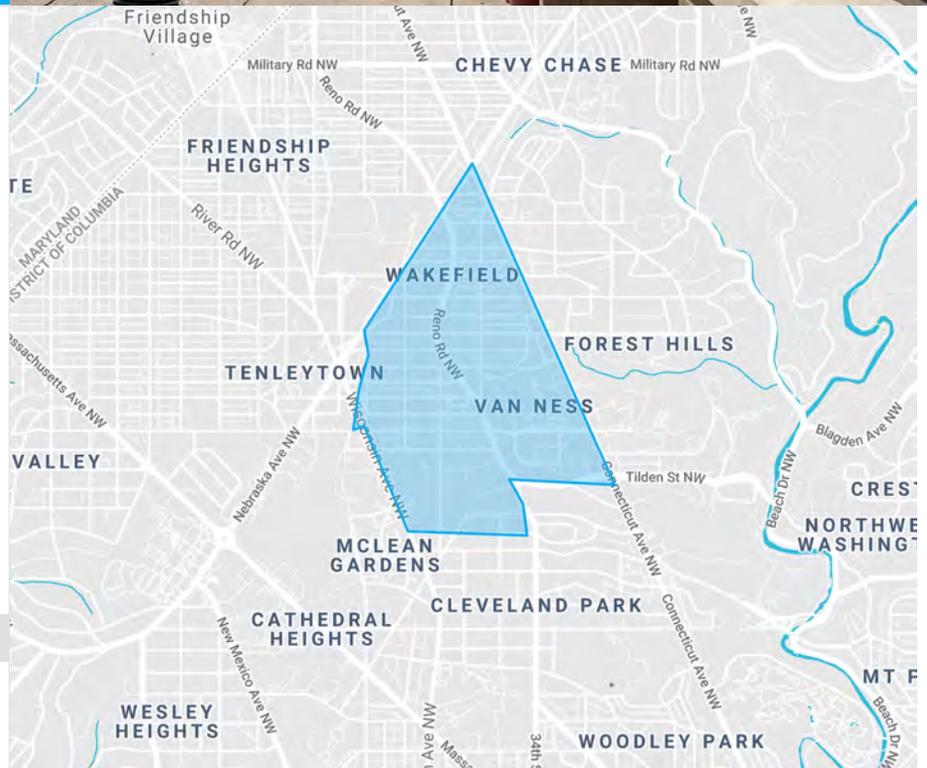
Suburban

### MEDIAN RENTS IN VAN NESS

**\$1,500**  
Studio

**\$1,850**  
1 Bedroom

**\$2,450**  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT VAN NESS



Review by [American Grad Student](#) 📍 CONN. HEIGHTS

Pretty quiet neighborhood as far as DC neighborhoods go. I personally really like that about it as I prefer a quiet, darker, more residential scene, but maybe others would like it to be 'more happening.' It's a short ride to busier areas like DuPont or Adams Morgan though.



Review by [American Grad Student](#) 📍 CONN. HEIGHTS

Less than a block from the apartment are multiple places to eat, a book store, a CVS, and a liquor store. Within walking distance and more towards the Van Ness metro there are more great eating options.



# Forest Hills

Diverse Neighborhood that is Fantastic for Outdoor Activities

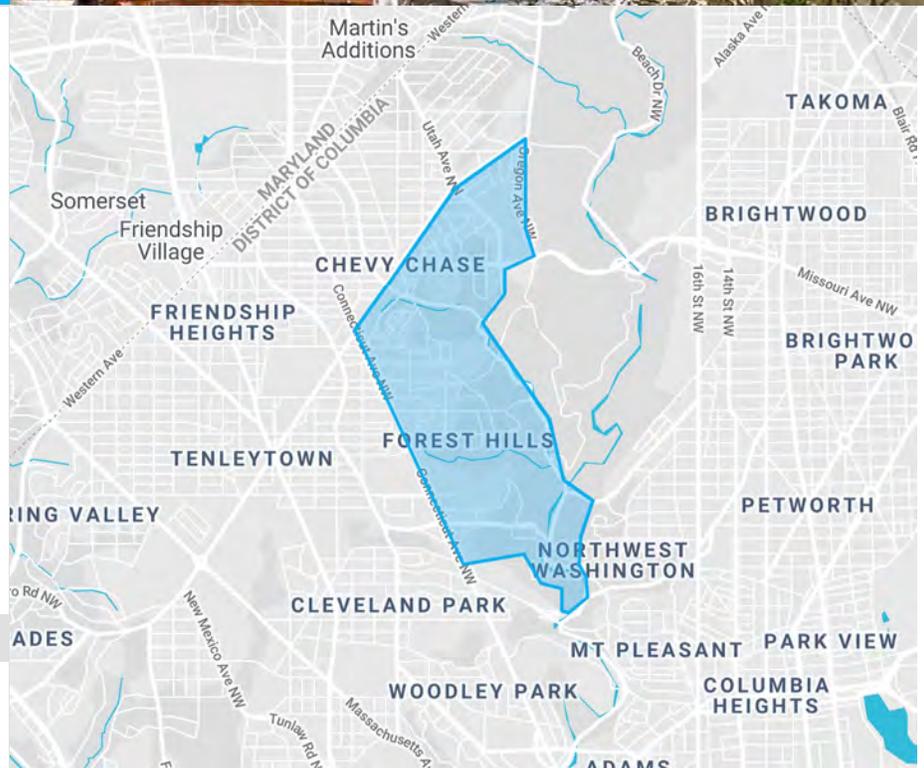
## ABOUT FOREST HILLS

The name Forest Hill itself describes the exact nature of the neighborhood. Its uniqueness is that it promotes recreational activities in a natural setting. The number of embassies in the area bring in a lot of diversity into the neighborhood giving the residents a remarkable global experience.

Outdoor Activities

Convenient Commute

Quiet Neighborhood



### MEDIAN RENTS IN FOREST HILLS

**\$1,550**

Studio

**\$1,950**

1 Bedroom

**\$2,900**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT FOREST HILLS



Review by **American Grad Student**

📍 AVALON

Forest Hills/Van Ness is a great neighborhood. It's very safe, close to campus, and very chill. It's family-oriented so if you're looking for something closer to nightlife, I'd suggest another neighborhood. I like that it's quiet but close enough to Adams Morgan and Dupont Circle. There are some good restaurants, but not many bars nearby. If you'd like to be within walking distance of a lot of bars/restaurants then I'd suggest Adams Morgan.



Review by **American Grad Student**

📍 PARK CONN.

This neighborhood is very peaceful. Besides the occasional helicopters, it is also very quiet. If you're originally from the suburbs like I am, you'll love Forest Hills/ Van Ness. It is the perfect blend of city (restaurants, shops, busy road) and suburbs.

# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$2400+ per renter
  - \$\$\$ \$2100- \$2399
  - \$\$ \$1800- \$2099
  - \$ < \$1800

\* 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
5333 Connecticut	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
AVA NoMa	Apt	7.1	\$\$\$				●●	●●	●	●●	●●
Alto Towers	Apt	6.7	\$\$				●●	●	●	●	●●
Apartments at Westlight	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●	●●	●●●●
Avalon Ballston Square	Apt	9.2	\$\$\$				●●●●	●●●●	●●	●●●●	●●●●
Avalon First and M	Apt	8.0	\$\$\$				●●	●●●	●●	●●	●●
Avec on H Street	Apt	10.0	\$\$				●●●●	●●●●	●●●	●●●●	●●
Bainbridge Bethesda	Apt	8.2	\$\$\$\$				●●●	●●●	●●●	●●●●	●●●●
Blackbird	Apt	8.0	\$\$\$				●●	●●	●	●●	●●
Calvert House	Apt	7.4	\$\$				●●●	●●●	●●●	●●●	●●
Calvert Woodley	Apt	7.4	\$\$\$\$				●●	●●	●●	●●●	●●
Carillon House Apartments	Apt	8.3	\$				●●●	●●●	●●●	●●●	●●●
Cleveland House	Apt	7.9	\$\$\$				●●	●●	●	●●	●●●
Coda on H	Apt	8.0	\$\$\$				●●	●	●	●●	●●●
Connecticut Heights	Apt	7.1	\$	✓	✓	✓	●●	●●	●●	●	●●
Fenwick	Apt	8.8	\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Highview Towers	Apt	8.0	\$				●●	●	●●●●	●	●●●●
Judd & Weiler at Quincy Lane	Apt	9.0	\$\$				●●	●●●●	●●●●	●●●●	●●
Prospect House	Condo	9.6	\$\$\$\$				●●●●	●●●	●●	●●●	●●●●
River Place West	Condo	8.2	\$				●●	●●	●●●	●●	●●●
Sutton Place	Condo	9.0	\$\$\$\$				●●	●●	●●●●	●●	●●
The Apollo	Condo	9.8	\$\$\$\$				●●●	●●●●	●●●	●●●●	●●●
The Berkshire	Apt	6.0	\$\$	✓	✓	✓	●●	●	●	●	●●
The Greenbriar	Condo	8.3	\$\$				●●●	●	●●	●	●●●●
The Highlands of Chevy Chase	Apt	8.2	\$\$\$				●●●●	●●●	●●	●●●●	●●
The Morgan	Apt	8.2	\$				●●	●	●●●●	●	●●●●
The Residences at Capital Crescent Trail	Apt	6.8	\$				●●	●	●	●●	●●●●
1500 Mass	Apt	7.5	\$\$				●●	●●	●●	●●●	●●●●
4200 Cathedral Avenue	Condo	8.2	\$				●●	●●	●●●●	●	●●●●
425 Mass	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●	●●●	●●●●
455 Eye Street	Apt	10.0	\$\$\$\$				●●●●	●●●●	●	●	●●●●
AVA Ballston	Apt	9.0	\$\$				●●●●	●●●●	●●	●●●	●●●●
Altavista Condominium	Condo	7.9	\$\$\$				●●	●	●●●●	●●●●	●●

\*\* Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

\*\*\* 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
Avalon The Albemarle	Apt	7.2	\$\$\$	✓			●●●	●●	●●	●●	●●●
Avalon at Foxhall	Apt	7.7	\$\$\$				●●	●●	●	●●	●●●●
Avery Park Apartment Homes	Apt	7.0	\$				●●	●●●●	●	●	●●
Chancery Apartments	Apt	7.4	\$				●●	●	●●●●	●	●●
Congressional Towers	Apt	7.2	\$				●●●	●●	●●●	●●	●●●●
Crescent Plaza	Condo	9.0	\$\$				●●	●●●	●●●●	●●●●	●●
Dupont East	Condo	7.5	\$\$\$				●●	●	●●●	●●●●	●●
Ellicott House Apartments	Apt	7.5	\$\$				●●	●●●●	●●	●●●	●●
Fort Strong Properties	Apt	6.8	\$				●●	●	●●●●	●●	●●
Highland Park at Columbia Heights	Apt	8.1	\$\$\$\$				●●●	●●●●	●●●	●●●	●●
Idaho Terrace	Apt	7.5	\$\$	✓			●●●	●●	●●	●	●●
Lyon Village Apartments	Apt	10.0	\$				●●●●	●	●●●●	●●●●	●●●
Macomb Gardens	Apt	7.0	\$\$				●●●●	●	●	●	●●
Mass Court Apartments	Apt	8.2	\$\$\$				●●●	●●●	●●●	●●●●	●●
Meridian at Gallery Place	Apt	7.6	\$\$\$\$	✓			●●	●●	●●	●●	●●
Meridian at Mount Vernon Triangle	Apt	8.4	\$\$\$\$				●	●●●	●	●●●	●●
Modern on M	Apt	8.9	\$\$				●●●●	●●●	●●●●	●●●●	●●●
Press House	Apt	8.0	\$\$\$\$				●●	●●●●	●	●	●●
Quebec House	Apt	8.8	\$\$				●●●●	●●●	●●●●	●●●	●●●
Rosslyn Heights	Apt	8.3	\$\$\$				●●	●	●	●●●	●●
Sherry Hall	Apt	9.0	\$				●●●●	●●●	●●●●	●●	●●
Skyline Towers Apartments	Apt	7.3	\$				●●●	●	●	●	●●
The Barton at Woodley	Apt	8.9	\$\$\$\$				●●●	●●●	●●●	●●●	●●●
The Drake	Apt	9.8	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●
The Kenmore	Apt	7.6	\$				●●	●	●●●	●●●	●●
The Modern at Art Place	Apt	8.7	\$\$				●●●	●●●	●●●●	●●	●●●
The Palisades of Bethesda	Apt	9.4	\$\$\$\$				●●●	●●●	●●●●	●●●●	●●
The Parkwest	Apt	9.0	\$\$				●●	●●	●●	●●●	●●●
The Reserve at Fairfax Corner	Apt	6.0	\$\$				●●	●●	●	●	●●
The Willoughby of Chevy Chase	Condo	8.8	\$				●●●	●●●	●●●●	●●●	●●●
Topaz House	Apt	8.5	\$\$				●●●	●●●●	●●	●	●●●
Watergate at Landmark	Condo	10.0	\$				●●●●	●●●●	●●●●	●●●●	●●●

## 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

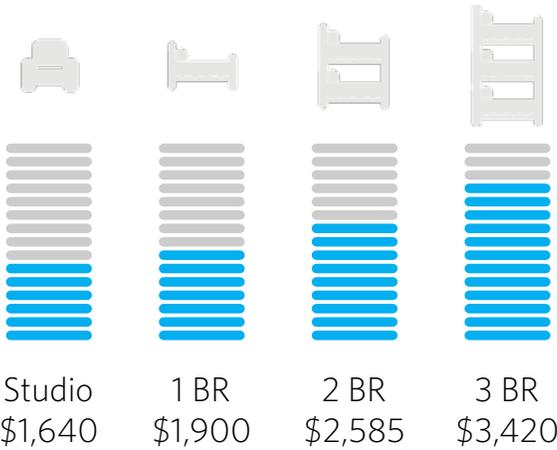
Buildings with the most American Grad students

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

What students typically look for:



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



## TOP 5

1 <sup>st</sup>	IDAHO TERRACE	8+ PEOPLE
2 <sup>nd</sup>	THE BERKSHIRE	6+ PEOPLE
3 <sup>rd</sup>	AVALON THE ALBEMARLE	5+ PEOPLE
4 <sup>th</sup>	CONNECTICUT HEIGHTS	3+ PEOPLE
5 <sup>th</sup>	MERIDIAN AT GALLERY PLACE	2+ PEOPLE

1<sup>st</sup>

\$\$ | 8+ PEOPLE

**Review by *AmericanU Graduate Student***

"Idaho Terrace is a safe, comfortable and quiet community. The location is convenient for those working/studying at AU or in the Cathedral Heights neighborhood, and on major bus lines. However, not very convenient for those who may need to commute given its distance from metro stops (commute times can be over an hour to get to the other side of the city). Walking distance to Giant, CVS and Starbucks, as well as several restaurants in Downtown Cathedral heights. The building has an odd age skew with most residents being either AU students or retired folks."

2<sup>nd</sup>

\$\$ | 6+ PEOPLE

**Review by *AmericanU Graduate Student***

"It's a 10 minute walk (if that) to campus each day and in a pretty safe neighborhood (especially since it's neighbors with Homeland Security). The staff are quick to respond to any questions or needs, and the other residents are friendly (many of whom are other AU students!). Highly recommend!"

3<sup>rd</sup>

\$\$\$ | 5+ PEOPLE

**Review by *AmericanU Graduate Student***

"Good apartment complex in a family friendly location. 6 minute walk from a Red Line metro stop with several stores and restaurants around. Little pricey and a few pests are my primary complaints, but the staff is friendly and responsive."

# HIGHEST RATED

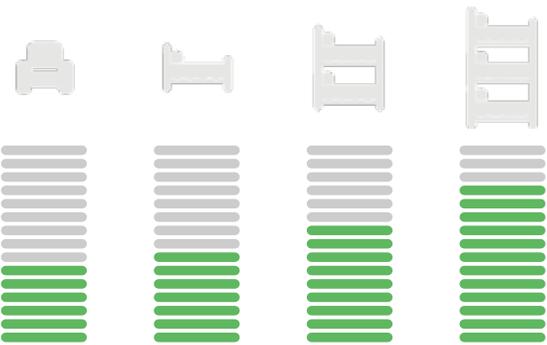
Buildings with the best overall ratings

[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



Studio \$1,640	1 BR \$1,900	2 BR \$2,585	3 BR \$3,420
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## TOP 5

1 <sup>st</sup>		AVEC ON H STREET	10.0 OVERALL RATING
1 <sup>st</sup>		455 EYE STREET	10.0 OVERALL RATING
1 <sup>st</sup>		LYON VILLAGE APARTMENTS	10.0 OVERALL RATING
1 <sup>st</sup>		WATERGATE AT LANDMARK	10.0 OVERALL RATING
5 <sup>th</sup>		THE APOLLO	9.8 OVERALL RATING

1<sup>st</sup>
\$
10.0
OVERALL RATING

### AVEC ON H STREET

H Street Corridor

**Review by *AmericanU Graduate Student***

"Pros: - 24/7 Rooftop dog park - No monthly pet rent (one time \$500 deposit per pet) - Management/Maintenance is responsive and helpful - Close to Union Station (-10 min walk) and very close to major bus routes (X2, 90, 92) - Quality appliances (+ in-unit washer/dryer) - Great neighborhood - They host a lot of building events (yoga, cooking classes, tickets to NFL games, etc) - Gym has Pelotons Cons: - Main con is safety. There are little to no cameras in the building so they can't even keep track of crime...[cont.]"

1<sup>st</sup>
\$\$\$\$
10.0
OVERALL RATING

### 455 EYE STREET

Mount Vernon Square

**Review by *AmericanU Graduate Student***

"Building is close to lots of transport options and study spots. It is very safe and clean and I've never had any maintenance or neighbor issues."

1<sup>st</sup>
\$
10.0
OVERALL RATING

### LYON VILLAGE APARTMENTS

Lyon Village

**Review by *AmericanU Graduate Student***

"By far the best apartment I've ever lived in, including several others in the DMV. Many of our neighbors have lived here for (literally) decades. There aren't many amenities, but the rent is far more reasonable for how close we are to the Metro as a result"

# BEST FOR AMENITIES

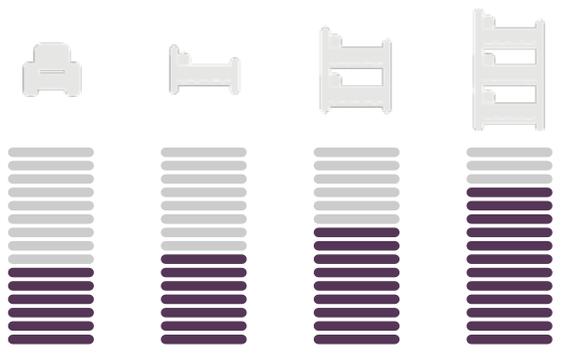
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



Unit Type	Price
Studio	\$1,740
1 BR	\$2,000
2 BR	\$2,685
3 BR	\$3,520

## TOP 5

1 <sup>st</sup>	5333 CONNECTICUT	10.0 AMENITY RATING
1 <sup>st</sup>	AVEC ON H STREET	10.0 AMENITY RATING
1 <sup>st</sup>	PRESS HOUSE	10.0 AMENITY RATING
1 <sup>st</sup>	WATERGATE AT LANDMARK	10.0 AMENITY RATING
5 <sup>th</sup>	THE APOLLO	9.8 AMENITY RATING

1<sup>st</sup> **5333 CONNECTICUT** \$\$\$\$ | 10.0 AMENITY RATING  
Chevy Chase DC

**Review by AmericanU Graduate Student**  
"I love my apartment, because its the perfect size for me, and has a ton of great amenities, while also being close to public transit."

1<sup>st</sup> **AVEC ON H STREET** \$\$ | 10.0 AMENITY RATING  
H Street Corridor

**Review by AmericanU Graduate Student**  
"Pros: - 24/7 Rooftop dog park - No monthly pet rent (one time \$500 deposit per pet) - Management/Maitenance is responsive and helpful - Close to Union Station (~10 min walk) and very close to major bus routes (X2, 90, 92) - Quality appliances (+ in-unit washer/dryer) - Great neighborhood - They host a lot of building events (yoga, cooking classes, tickets to NFL games, etc) - Gym has Pelotons Cons: - Main con is safety. There are little to no cameras in the building so they can't even keep track of crime...[cont.]"

1<sup>st</sup> **PRESS HOUSE** \$\$\$\$ | 10.0 AMENITY RATING  
NoMa

**Review by AmericanU Graduate Student**  
"New building, great pool on the roof, excellent CrossFit gym in-building, very pet-friendly, good location near Red Line and H St."

# BEST FOR VALUE

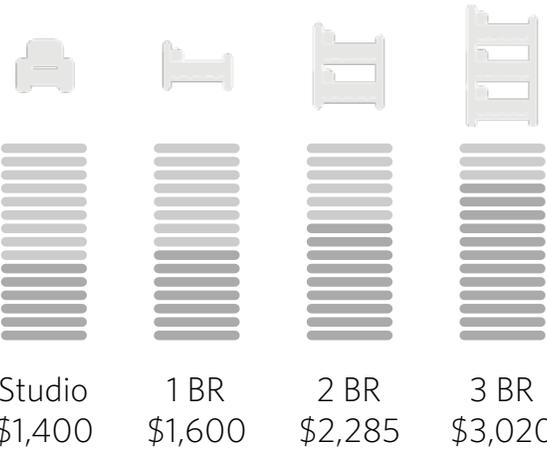
Highest-rated properties for value

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>		LYON VILLAGE APARTMENTS	9.8 VALUE RATING
2 <sup>nd</sup>		WATERGATE AT LANDMARK	9.6 VALUE RATING
3 <sup>rd</sup>		THE WILLOUGHBY OF CHEVY CHASE	9.5 VALUE RATING
4 <sup>th</sup>		QUEBEC HOUSE	9.3 VALUE RATING
4 <sup>th</sup>		THE MODERN AT ART PLACE	9.3 VALUE RATING

1<sup>st</sup>

### LYON VILLAGE APARTMENTS

Lyon Village

\$

9.8  
VALUE RATING



**Review by AmericanU Graduate Student**

"Great value! It's not anything fancy but we are close to the Metro."

2<sup>nd</sup>

### WATERGATE AT LANDMARK

Alexandria

\$

9.6  
VALUE RATING



**Review by AmericanU Graduate Student**

"Wonderful gated community with friendly neighbors. Indoor and outdoor pools, tennis, pickleball, putting green, restaurant, market, community spaces, game room, library, salon, gym. Everything you need in one place!"

3<sup>rd</sup>

### THE WILLOUGHBY OF CHEVY CHASE

Friendship Village

\$

9.5  
VALUE RATING



**Review by AmericanU Graduate Student**

"For graduate school I purchased a condo at The Willoughby. It is a great building in a great area, near plenty of stores and right by the friendship heights metro. The building is filled with immigrants and retirees, although there are a few other young people, including a few other AU students who rent their units. If you want a quiet apartment in a safe and wealthy area, consider buying or renting here."

# Rowhouses

## Smaller properties and how to find them

### ABOUT ROWHOUSES

Rowhouses 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 ROWHOUSE

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

#### WHY YOU MAY WANT TO AVOID A ROWHOUSE

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

### Finding a rowhouse

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

Most American Grad 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 rowhouses - 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 rowhouses and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



#### Lease Terms

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

# LANDLORD GRADES

## and the Renting Process

### GRADE LANDLORD

B-	AIR Communities
A+	AvalonBay
A-	Avenue5 Residential
A+	BMC Property Group
A+	Bainbridge Companies LLC
B-	Bell Partners
A	Bernstein Management Corporation
A+	Bozzuto Management
A	Cardinal Group Management
A+	Community Realty Company
B	Daro Management Services
A-	Donatelli Management
A+	Dreyfuss Management
A+	Dweck Properties
A-	Elme Communities
A-	Equity Residential
A-	FirstService Residential
B-	Gables Residential
B	Gates Hudson Community Management
A+	Gelman Companies
A+	JBG Smith
A+	Keener Management
A-	Kettler Management
A-	McCaffery Interests
B	Milestone Management
B+	Paradigm Management L.P.
A+	Polinger Company
A+	Rakusin & Becker Management
A-	Roseland Management Company
B-	Scott Management
A-	Southern Management Corporation
A-	UIP Property Management
A+	William C. Smith & Company

### Landlord Grades

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

## Understanding THE RENTING PROCESS

If this is your first time renting, here is a heads up on what the process is like:

### Application process

You will be asked to **fill out an application** for an apartment. Likely this will include an **application fee (\$30-50)** and potentially a deposit (up to one month's rent). If you're an international student, you **may have to provide alternate information** - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

### After you're approved

A landlord will often ask for a **security deposit** and **prepaid rent**. A landlord typically charges up to two months' rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you **give proper notification that you are moving out** (typically 60-90 days), the **landlord has 30 days to return the security deposit at the end of the lease**. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

### What to look out for

Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at [contact@veryapt.com](mailto:contact@veryapt.com).

The logo for Very Apt, featuring the words "Very Apt" in a stylized, blue, italicized font. The logo is set against a white circular background that is part of a larger white shape in the top right corner of the dark blue page.

QUESTIONS?

**CONTACT@VERYAPT.COM**

# READY TO MOVE?

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

**GET  
STARTED!**