

*REVIEWS AND ADVICE
FROM CURRENT STUDENTS*

FEINBERG SCHOOL OF MEDICINE

HOUSING GUIDE — 2023 —

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



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📍 537 S Dearborn St, Chicago, IL 60605

Premium Location PRINTER'S ROW



Adjacent to the downtown business district, convenient to work, lake front, museums, dining and entertainment. Easy access to all major interstates with bus transportation in front of the building and train transit close by.

Modern Spaces FULLY REMODELED



Spacious floor plans featuring gleaming hardwood floors and wall-to-wall oversized windows for natural light, large kitchens with beautiful wood cabinetry, stainless steel appliances and granite counter tops.



OLD FRANKLIN BUILDING

STUDIO
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FLOOR PLANS

The Old Franklin Building offers a blend of comfort, quality, and design. Enjoy newly renovated apartments, strategically located next to Chicago's central downtown business district.

📍 525 S Dearborn St, Chicago, IL 60605

Centrally Located PRINTER'S ROW



Close to all public transportation, universities, Harold Washington Library, shopping, entertainment, Lake Michigan and Millennium Park.

Loft-style Apartments FULLY REMODELED



The units feature beautiful hardwood floors, massive walk in closets, spectacular open kitchens with stainless steel appliances, large oak cabinets and granite tops. Large bedrooms with custom-tiled master baths, exposed brick, new track lighting and fixtures throughout.



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Top apartments, based on the feedback of Feinberg Med students

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LANDLORDS

Ratings for landlords and management companies

GETTING THE MOST OUT OF THE GUIDE



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



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



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



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

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Chicago. 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 Feinberg Med 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.

Atrio

THE HEART OF THE
ILLINOIS MEDICAL DISTRICT



LIVE + BREATHE

Featuring newly renovated studio, one, two, and three bedrooms and unobstructed views throughout the building, Atrio's living spaces are open and fluid. And with uniquely crafted finishes designed for comfort and use, you feel at home the moment you step inside.

FIND YOUR RHYTHM

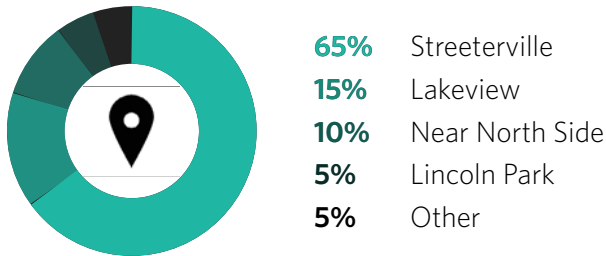
- ✓ In-home Washer and Dryer
- ✓ Floor to Ceiling Windows
- ✓ Rooftop Deck
- ✓ Co-working & Conference rooms
- ✓ 24/7 Fitness Centers
- ✓ CTA Blue Line & Bus Stops

**ASK ABOUT
STUDENT DISCOUNTS!**

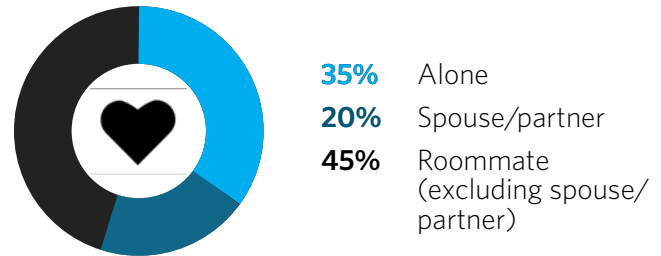
VIRTUAL TOURS AVAILABLE

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1922 W. Ogden Ave, Chicago, IL 60612

Where Feinberg Med students live

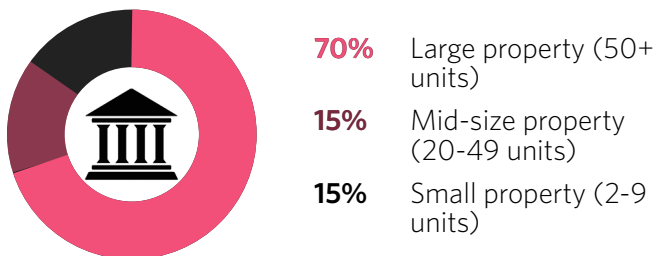


Who Feinberg Med students live with

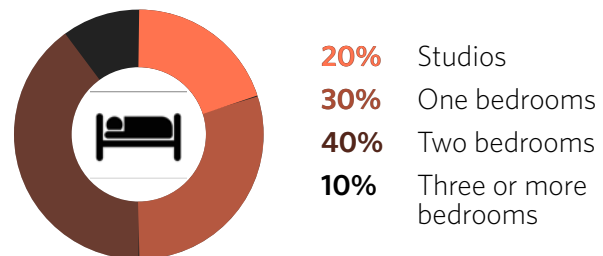


15% of Feinberg Med students live with pets

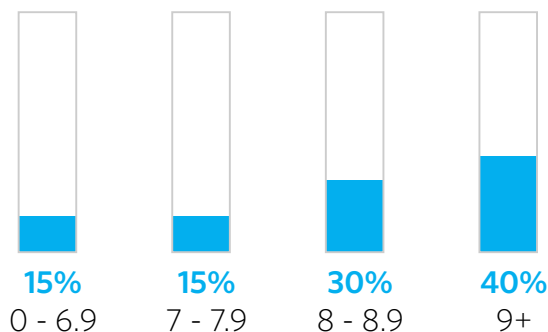
What type of properties Feinberg Med students live in



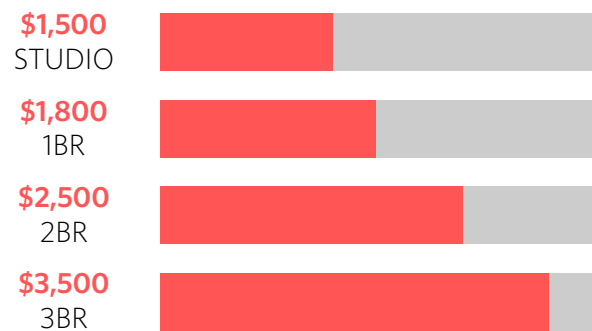
What size residences Feinberg Med students live in



Distribution of property ratings



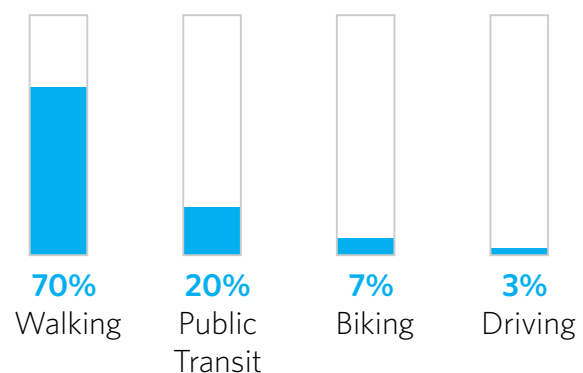
Average rent by apartment size



Rent versus own



Commute methods



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GROUPFOX



Buena Park

Edgewater

Evanston

Gold Coast

Lakeview

Lincoln Park

Ravenswood

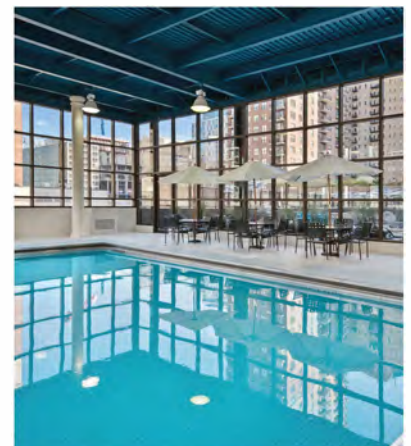
Rogers Park

South Loop

Streeterville

Wicker Park

Whether you're looking for stunning skyline views, a unique loft apartment, or a cozy vintage walk-up with a fireplace, we have over 25 properties for you to choose from.



CHICAGO APARTMENTS | groupfox.com | (773) 267-3939

LOOKING TO RENT?

Start your apartment search today!



Your Feinberg Rental 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.



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

2

45-60 days
before move-in date

3

30-45 days
before move-in date

4

15-30 days
before move-in date

5



Prepare to move

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



Connect with your Feinberg Rental Team

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



Set up tours

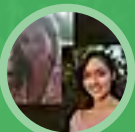
Once you've found your top choices, your Feinberg Rental Team will schedule you to go on tours with one of our concierges.



Sign your lease

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

FEINBERG RENTAL TEAM



Brooke & Sarai
Feinberg Rental Team
chi.housing@veryapt.com



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


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Elevated Residences in Streeterville

Studios, Convertibles, One-, Two- and Three-Bedroom Apartments

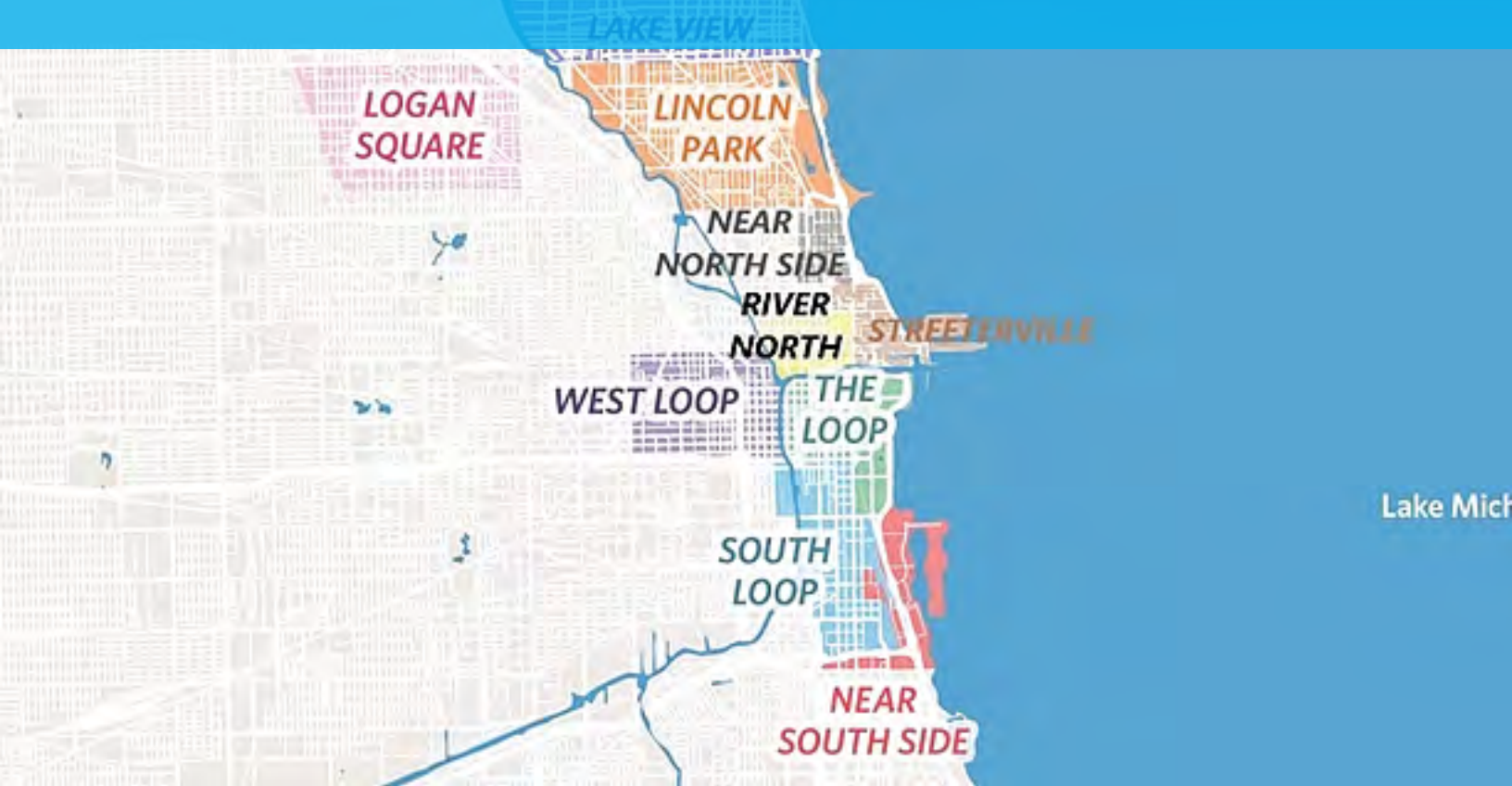
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NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Feinberg Med students



1 Streeterville

65% of Feinberg Med students

Streeterville is a great neighborhood that has everything you need. The area is up and coming and has a strong sense of community as it continues to grow. Many people are choosing Streeterville compared to other parts of Chicago because of the great location.

3 Near North Side

10% of Feinberg Med students

A neighborhood just north of downtown Chicago, Near North Side is the city's oldest area. Reviewers say that accessing transportation couldn't be easier and safety is not a concern. Additionally, dining and shopping options in the area are plentiful.

2 Lakeview

15% of Feinberg Med students

Lakeview is one of Chicago's most desired areas for young professionals and students. Rent is slightly more reasonable than other parts of the city and there's an amazing mix of coffee shops, bars, and restaurants within walking distance.

4 Lincoln Park

5% of Feinberg Med students

Located along the bank of Lake Michigan, Lincoln park is a very popular neighborhood with luxurious houses, abundant greenery, and a rich historical background. This area tends to be a bit more expensive but has a nice mix of more affordable options.

Other Neighborhoods

less than 5% each

5 Magnificent Mile

6 River North

7 Gold Coast

8 Uptown

9 South Loop

MILLIE

ON MICHIGAN

Brand New Luxury Apartments on the Millennium Mile

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Richard Powers

312 878 0300

rentatmillie.com

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MAGELLAN
PROPERTY MANAGEMENT

Sterling Bay





Streeterville

Home to Feinberg's Campus

ABOUT STREETERVILLE



Streeterville

Home to Feinberg's Campus

ABOUT STREETERVILLE

ABOUT STREETERVILLE

While Streeterville is a relatively commercial and touristy area, it hosts many eateries and bars/beer gardens. This walkable neighborhood is home to many outdoor activities including the Ohio Street beach which attracts tons of locals every summer. It is a great option for Feinberg Med students because of its close proximity to the school. If you want to be within walking distance to classes and surrounded by other Feinberg students, Streeterville is a great option.

Easy Commute

Lively

Easy Commute

Lively

MEDIAN RENTS IN STREETERVILLE

\$1,700
Studio

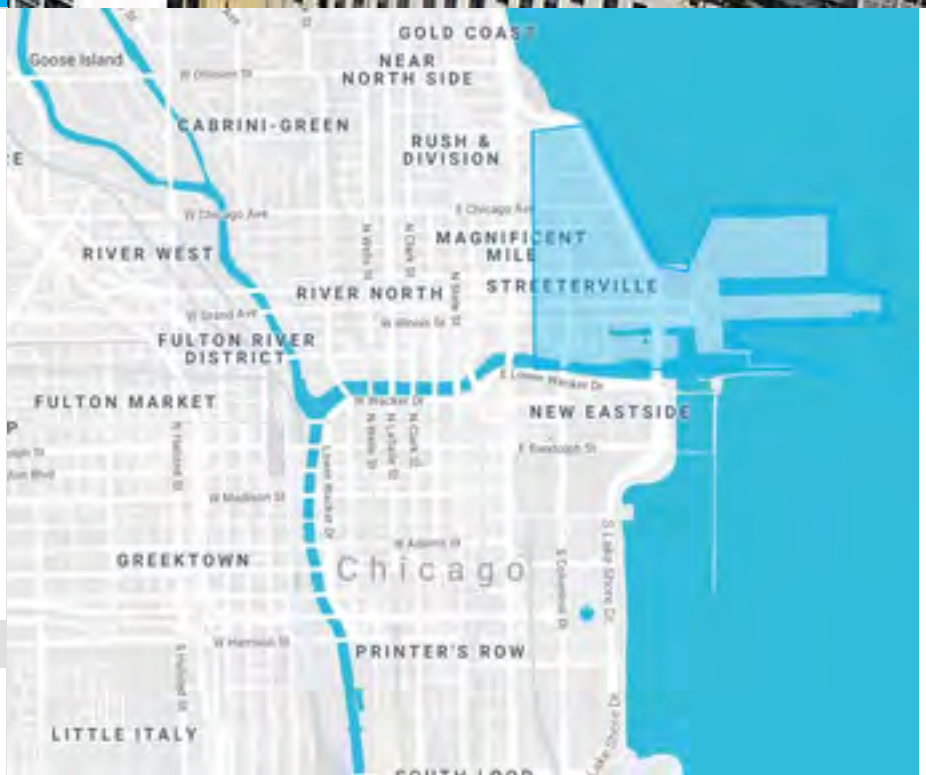
\$2,200
1 Bedroom

\$2,500
2 Bedroom

\$1,700
Studio


\$2,200
1 Bedroom

\$2,500
2 Bedroom



WHAT RESIDENTS THINK ABOUT STREETERVILLE



Review by [Feinberg Med Student](#)  420 EAST OHIO

The best thing about living in Streeterville is being so close to school. My commute to campus is about 7 minutes walking. This makes it so much easier for me to go home when I have a break in my schedule, which is something I value.



Review by [Feinberg Med Student](#) 📍 THE GRAND OHIO

Perfect location for Feinberg, almost feels like a small slice of a college town because so many of your neighbors will be students, residents, nurses, etc. at the hospital. The neighborhood doesn't have too many restaurants/bars, but it is walking distance to River

LIVE LIFE LOVE LIFE



www.AMLI.com/Chicago



Lakeview

Hip Neighborhood with Public Transit Options

ABOUT LAKEVIEW

Lakeview is one of Chicago's most desired areas for young professionals and students, mainly because rent is slightly more reasonable than other parts of the city and there's an amazing mix of coffee shops, bars, and restaurants within walking distance. A bit further from campus, most students will need a car or access to public transportation if planning to live in Lakeview. That said, it is a very walkable area if you're staying local or visiting nearby neighborhoods and public transportation couldn't be easier to take.

Safe

Public Transportation Access

MEDIAN RENTS IN LAKEVIEW

\$1,250

Studio

\$1,600

1 Bedroom

\$2,300

2 Bedroom



WHAT RESIDENTS THINK ABOUT LAKEVIEW

★★★★★

Review by [Feinberg Med Student](#)

📍 STRATFORD

I like living in Lakeview because it has a neighborhood feel but it is still easy to commute to northwestern. Easy access to lakefront trail, lots of options for restaurants, and many grocery stores. Having a car is optional and street parking is available.

★★★★★

Review by [Feinberg Med Student](#)

📍 W MELROSE

Great neighborhood - easy transportation downtown, lots of local coffeeshops and cool restaurants, very safe, feel like a local as opposed to only living in Chicago for medical school.



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\$1,000 OFF!



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Near North Side

Chicago's Oldest Section

ABOUT NEAR NORTH SIDE

Near North Side is the city's oldest area. For many, accessing transportation couldn't be easier and safety is not a concern. Like many Chicago neighborhoods, dining and shopping options in the area are endless. Near North Side is host to a large number of young professionals and offers both luxury & affordable apartment complexes. The area is perfect for anyone looking to get an authentic taste of Chicago city living. It is easy to get to campus or walk to other lively nearby neighborhoods.

Quiet

Transportation

MEDIAN RENTS IN NEAR NORTH SIDE

\$1,500

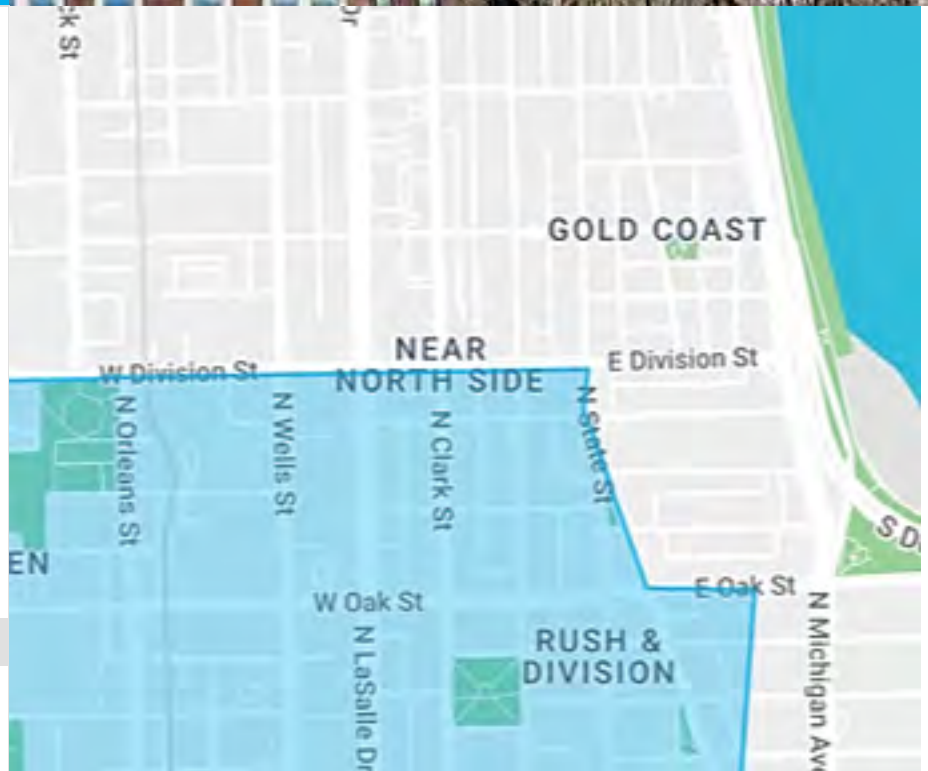
Studio

\$1,800

1 Bedroom

\$2,400

2 Bedroom



WHAT RESIDENTS THINK ABOUT NEAR NORTH SIDE



Review by **Feinberg Med Student**

📍 W CHESTNUT

In between River North and Gold Coast, it's more of a quiet neighborhood feel, which I prefer. There are plenty of restaurant options within a 10-minute walk. Solid access to coffee shops, and it is easy to walk to the restaurants and bars. There is a dog park right next to the building, and the FFC gym where there is a student discount is only a 5-minute walk.



Review by **Feinberg Med Student**

📍 NEXT APTS

I love Gold Coast - it is lively, well-lit, and nearly everything I need is within walking distance, including the CTA red line. Stores and restaurants around here are generally pretty expensive, however. I've always felt safe walking to and from my apartment at all hours of the day and night.

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— IVY —

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NEIGHBORHOOD
GUIDE



MODERN STUDENT LIVING
Close to University of Chicago



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Studio, 1, 2, and 3 bedroom floorplans

MODERN: Fully Renovated Options

VINTAGE: Mid-Grade or Fully Vintage Affordable Options

FURNISHED: Your new apartment can come pre-furnished! Contact us for details.

OUR 25 COMMUNITIES IN HYDE PARK

Ivy at Sylvan | Ivy Villas | Ivy Tower | Ivy Promenade
Ivy Greens | Ivy at Kimbark | Ivy at Ridgewood | Ivy at Harper
Ivy Dickens | Ivy Gayles | Ivy Blackstone | Ivy at Drexel
Ivy at Greenwood | Ivy Kenwood | Ivy Terrace | Ivy Hastings
Ivy Dorchester | Ivy at Carlson | Ivy at Shelbyrne
Ivy at Mason | Ivy at Fairfax | Ivy at Piccadilly | Ivy Trilogy



DEDICATED TO PROVIDING THE HIGHEST
LEVEL OF SERVICE TO OUR RESIDENTS

We listen to our residents and embrace
community and transparency.





Lincoln Park

Large, Thriving Neighborhood

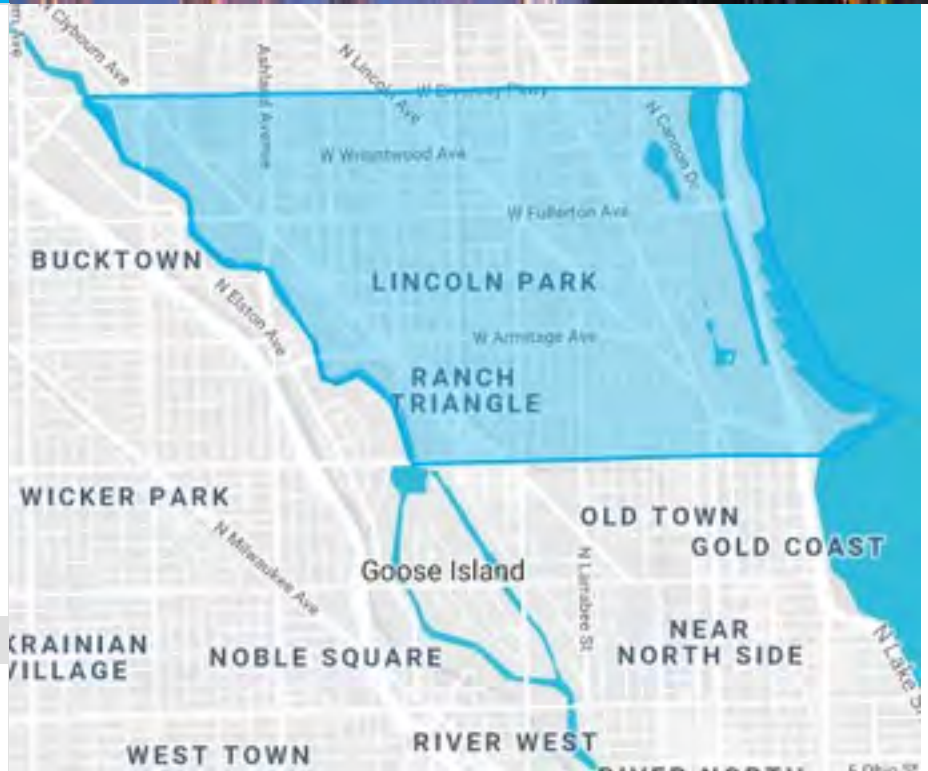
ABOUT LINCOLN PARK

Located along the bank of Lake Michigan, Lincoln park is a very popular neighborhood with luxurious houses, abundant greenery, and a rich historical background. The neighborhood neatly combines modern day units with architectural landmarks like churches and monuments. It's also home to tons of young professionals/grad students working/studying in Chicago.

Great Restaurants and Bars

Walkable

Lack of Parking Spaces



MEDIAN RENTS IN LINCOLN PARK

\$1,300

Studio

\$1,775

1 Bedroom

\$2,520

2 Bedroom

WHAT RESIDENTS THINK ABOUT LINCOLN PARK



Review by [Feinberg Med Student](#) LINC PARK APTS

Very nice neighborhood feels, peaceful, close to bars and restaurants in Lincoln Park and old town. 20 min commute to Feinberg via bus.



Review by [Feinberg Med Student](#) 441 W GRANT

Love living in Lincoln Park - so many good restaurants and parks around, and it's more removed from the busy downtown area. It's nice to have a little bit of distance from campus. There are multiple bus routes to the hospital (151, 22, 36) that are reliable and usually run every 15-30mins. I thought the commute might be bad, but it's the same amount of time that it previously took me to walk from my Gold Coast apartment to school.

CASCADE

LUXURY APARTMENTS IN LAKESHORE EAST

CASCADE IS STEPS FROM
THE CENTER OF **DOWNTOWN**,
STEPS FROM **THE RIVER**,
STEPS FROM **THE LAKE**.



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OF AMENITIES ACCOMMODATES
ALL THAT WILL ALLOW YOU TO
MOVE AT THE SPEED OF LIFE



APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average

- \$\$\$\$ \$2280+ per renter
- \$\$\$ \$2070- \$2279
- \$\$ \$1860- \$2069
- \$ < \$1860

* 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
100 West Chestnut Apartments	Apt	7.6	\$				●●	●	●	●	●●
1150 North Lake Shore Drive	Condo	9.0	\$				●	●	●●●	●●●	●●●●
2 East Erie	Condo	9.2	\$\$				●●●●	●●●●	●●●●	●	●●●
253 East Delaware Place	Condo	9.0	\$\$				●●●	●●●	●●●●	●●●●	●●●●
30 E Elm	Condo	8.0	\$\$				●	●	●●	●●●●	●●●●
3033 N Sheridan Rd	Condo	9.0	\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
3550 Lake Shore	Condo	8.8	\$				●●	●●●	●●●●	●	●●●
3708 N Sheffield Ave	Apt	8.0	\$				●●	●●	●●●●	●●●	●●
400 E Ohio	Condo	8.0	\$\$\$\$				●●	●●●●	●●●	●	●●
401 E Ontario Street	Condo	8.8	\$\$\$				●●●●	●●●	●●	●●	●●
420 East Ohio	Apt	8.4	\$\$\$				●●	●●	●	●●	●●●
422 & 424 W Melrose	Apt	9.9	\$				●●●●	●	●●	●●●●	●●●●
474 North Lake Shore	Condo	8.4	\$\$\$		✓		●●	●●●	●●●	●●	●●
500 North Lake Shore	Apt	9.1	\$\$\$\$				●●●	●●●●	●	●●●	●●●●
680 N Lake Shore Drive	Condo	10.0	\$\$\$\$				●●●	●●●	●●●	●	●●●●
777 North Michigan	Condo	9.0	\$\$\$				●●●	●●●●	●●●●	●	●●●●
AMLI Lofts	Apt	7.2	\$\$\$\$				●	●●●	●●	●●●●	●●●●
Arrive Streeterville	Apt	7.6	\$\$\$\$	✓		✓	●●	●●●	●	●●	●●
Asbury Plaza	Apt	8.4	\$				●●	●●●	●	●●	●●●●
Axis Apartments and Lofts	Apt	6.3	\$	✓		✓	●●	●●	●	●	●●
Chestnut Place	Apt	7.7	\$				●●	●●	●	●	●●●
CityView Condominiums	Condo	8.5	\$\$				●●	●	●●●	●●	●●
Cityfront Place Apartments	Apt	8.4	\$\$				●●●●	●●●●	●	●●●	●●

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

Arrive.

STREETERVILLE

DONT JUST
COME HOME

...
ARRIVE

Our Facilities :

- Expansive Fitness Center
- Swimming Pool
- Tennis Courts
- Sundeck with grilling areas
- Dog Park
- Business Center



Charlotte, Onsite Leasing Manager

Your home:

Located in the heart of vibrant Streeterville, you are a few minutes away from everything. Grocery shopping, restaurants, attractions, trails, Michigan Avenue.

Your home is one of the most spacious in the downtown Chicago area, your amenities are some of the largest, your team the most fun and dynamic. You will enjoy meeting your neighbors and attend our numerous events.



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www.arrivestreeterville.com



APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Eight O Five	Apt	8.7	\$\$\$				●●	●●	●●	●●●●	●●●
Eleven Thirty	Apt	8.4	\$				●●●	●●	●	●●	●●
Fullerton Parkway Towers	Condo	8.7	\$				●●●●	●	●●●	●●●	●●
Hermitage on Huron	Condo	9.2	\$\$\$\$				●●●●	●●	●●●●	●●●●	●●
John Hancock Center Condos	Condo	9.0	\$\$\$				●●●	●●●●	●●●●	●	●●●
Lake Shore Plaza	Apt	7.6	\$\$\$	✓	✓		●●	●	●●	●	●●
NEXT Apartments	Apt	9.9	\$\$				●●●●	●●●●	●●	●●●●	●●
North Harbor Tower	Apt	7.1	\$\$\$\$				●●●	●●●●	●●●	●●●	●●●
Pearson on the Park	Condo	7.8	\$\$	✓		✓	●●	●	●●	●●	●●
Plaza on Dewitt	Condo	8.4	\$\$				●●	●●●	●●	●●	●●●
Residences at River East Center	Condo	9.1	\$\$\$		✓		●●●	●●	●●●	●●●	●●
Sheridan Plaza Apartments	Apt	7.0	\$				●●	●●	●●●●	●●●	●●
The Bernardin	Apt	9.5	\$\$\$				●●●●	●●●●	●●	●●●●	●●●
The Chatelaine	Apt	9.2	\$				●●●	●	●●●	●●●	●●
The Esplanade Apartments	Condo	8.4	\$\$				●●●	●	●●●●	●●	●●●
The Grand Ohio	Condo	8.7	\$\$	✓	✓	✓	●●	●●●	●●●	●●●●	●●
The Hensley	Apt	10.0	\$\$\$\$				●●●●	●●	●●●●	●●●●	●●●●
The Streeter	Apt	9.4	\$\$\$\$		✓	✓	●●●●	●●●●	●	●●●	●●

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

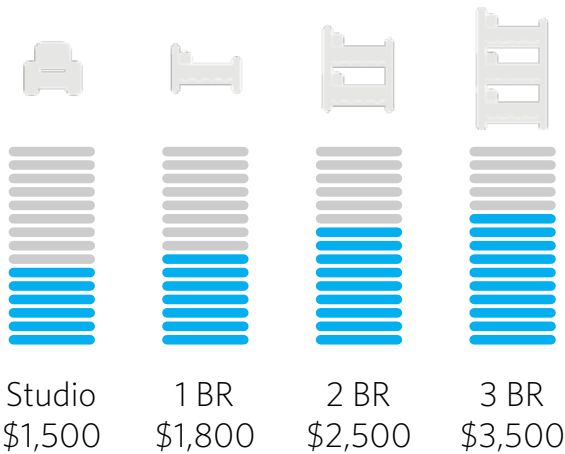
Buildings with the most Feinberg Med students

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

What these buildings typically offer:



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



TOP 5

1 st		AXIS APARTMENTS AND LOFTS	14+ PEOPLE
2 nd		THE GRAND OHIO	12+ PEOPLE
3 rd		ARRIVE STREETERVILLE	8+ PEOPLE
4 th		LAKE SHORE PLAZA	4+ PEOPLE
4 th		PEARSON ON THE PARK	4+ PEOPLE

1st

AXIS APARTMENTS AND LOFTS

Streeterville

\$

14+ PEOPLE



Review by *Feinberg Med Student*

"Axis is overall a great place to live in. The rooms are nice, the staff is wonderful, and the location is fantastic. Axis' main edge has to be the amenities. The fitness center includes a decent gym, an indoor pool, a nice study space, sauna and steam room, laundry room (though the machines aren't very good, and you have to pay), and free coffee. However, the best amenity has to be the sky club/deck. Great view and great location to hang out with friends."

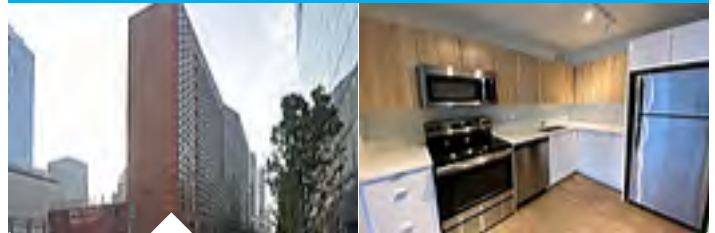
2nd

THE GRAND OHIO

Streeterville

\$\$

12+ PEOPLE



Review by *Feinberg Med Student*

"Very close to Northwestern, very affordable, many classmates live in this building"

3rd

ARRIVE STREETERVILLE

Streeterville

\$\$\$\$

8+ PEOPLE



Review by *Feinberg Med Student*

"I love living in Arrive. The location is amazing since you essentially live directly next to the medical campus. As well, the rent includes gym and pool access, courtyard access, upgraded luxury delivery system, a study lounge area with computers, and floor access to a 7/11 below you. Management also is quite responsive, and maintenance has fixed issues with no problem. It is pricey because of this but I think it's worth it for all these amenities plus the location."

HIGHEST RATED

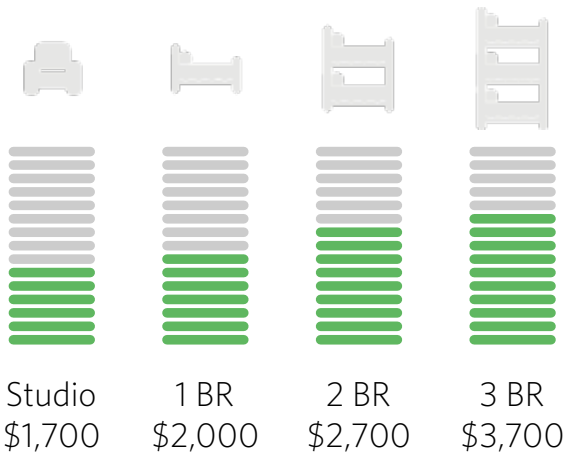
Buildings with the best overall ratings

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

What the highest-rated properties typically offer:



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



TOP 5

1 st		THE HENSLEY	10.0 OVERALL RATING
1 st		680 N LAKE SHORE DRIVE	10.0 OVERALL RATING
3 rd		422 & 424 W MELROSE	9.9 OVERALL RATING
3 rd		NEXT APARTMENTS	9.9 OVERALL RATING
5 th		THE BERNARDIN	9.5 OVERALL RATING

1st

THE HENSLEY

River North

\$\$\$

10.0 OVERALL RATING



Review by *Feinberg Med Student*

"Really Great"

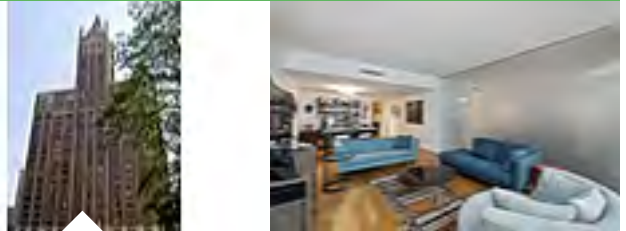
1st

680 N LAKE SHORE DRIVE

Streeterville

\$\$\$

10.0 OVERALL RATING



Review by *Feinberg Med Student*

"Great apartment"

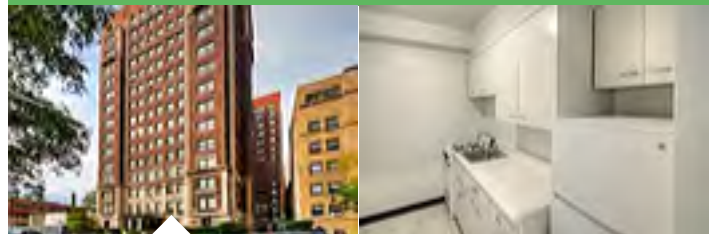
3rd

422 & 424 W MELROSE

Lakeview

\$

9.9 OVERALL RATING



Review by *Feinberg Med Student*

"Love my apartment. Have lived here all 4 years of medical school. Great management. Very responsive! Minimal rent increase."

BEST FOR AMENITIES

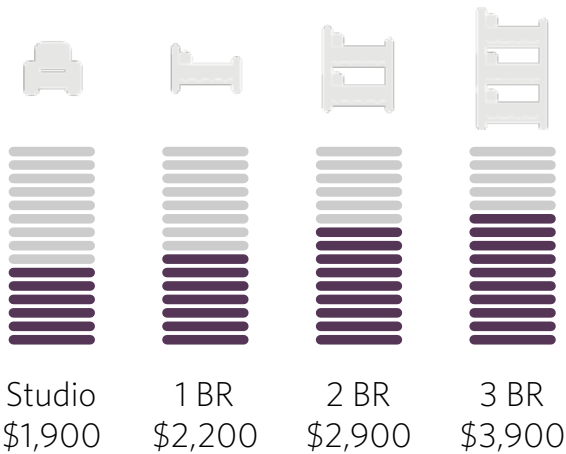
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM






What top amenity properties typically offer:



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



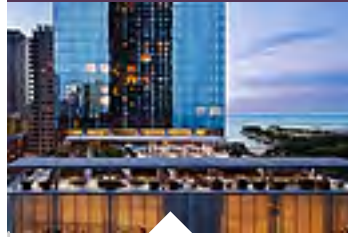
TOP 5

1 st		500 NORTH LAKE SHORE	10.0 AMENITY RATING
2 nd		JOHN HANCOCK CENTER CONDOS	9.6 AMENITY RATING
3 rd		THE STREETER	9.4 AMENITY RATING
3 rd		NEXT APARTMENTS	9.4 AMENITY RATING
5 th		THE BERNARDIN	9.0 AMENITY RATING

1st

500 NORTH LAKE SHORE \$\$\$\$

10.0 AMENITY RATING



Review by *Feinberg Med Student*

"500 North Lake Shore Drive has outstanding door service, amazing amenities, and immaculate grounds. The pool and hot tub are always in perfect condition, as is the rest of the building. The doormen are not only friendly, but also extremely helpful. You absolutely cannot hear your neighbors like in most apartment buildings. LOVE this building."

2nd

JOHN HANCOCK CENTER CONDOS \$\$\$

9.6 AMENITY RATING



Review by *Feinberg Med Student*

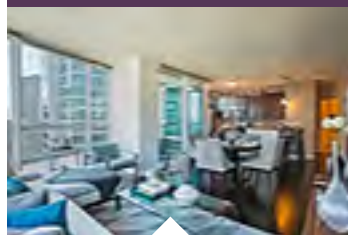
"It's a lovely building with a wide variety of units and rental prices. There is a grocery store and dry cleaner in the building on the 44th floor, the gym is also on the 44th floor with an incredible view. You are guaranteed an incredible view because condos don't start until the 44th floor. The management is responsive and friendly and my doormen are awesome. I absolutely love my apartment!"

3rd

THE STREETER

\$\$\$\$

9.4 AMENITY RATING



Review by *Feinberg Med Student*

"Great property and amenities, clean and modern. Within short walking distance of NMH. However is a bit pricey."

BEST FOR VALUE

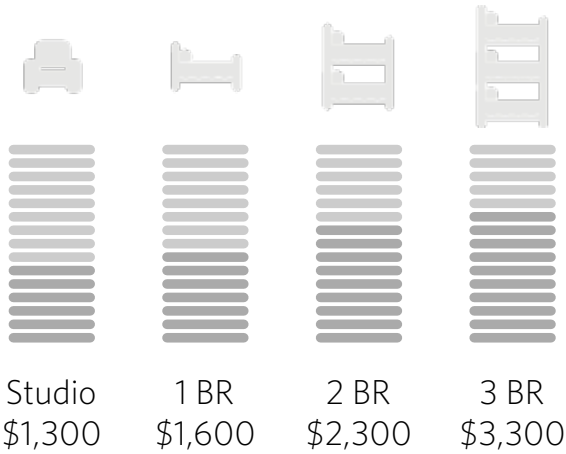
Highest-rated properties for value

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		3708 N SHEFFIELD AVE	10.0 VALUE RATING
1 st		HERMITAGE ON HURON	10.0 VALUE RATING
1 st		SHERIDAN PLAZA APARTMENTS	10.0 VALUE RATING
1 st		THE HENSLEY	10.0 VALUE RATING
5 th		JOHN HANCOCK CENTER CONDOS	9.7 VALUE RATING

1st

3708 N SHEFFIELD AVE

Lakeview

\$

10.0
VALUE
RATING



Review by *Feinberg Med Student*

"Wonderful location on the most residential corner of Wrigley Field. Walk-up building with a fenced-in courtyard. 2 bedroom 1 bath apartment. 30 min commute on the red line to campus."

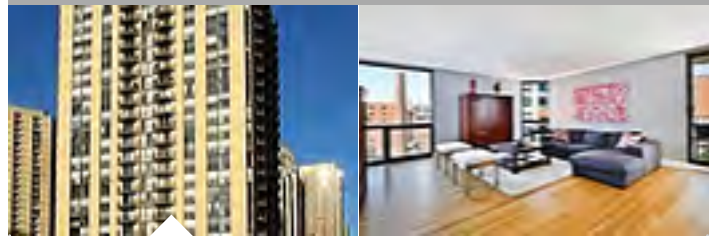
1st

HERMITAGE ON HURON

River North

\$\$\$\$

10.0
VALUE
RATING



Review by *Feinberg Med Student*

"The building has been wonderful. The staff are all friendly and super helpful and always open the door for you when you arrive."

1st

SHERIDAN PLAZA APARTMENTS

Uptown

\$

10.0
VALUE
RATING



Review by *Feinberg Med Student*

"Nice big apartment for a reasonable price"

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

TIPS AND ADVICE



Reliable Landlords

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



Noise and Neighbors

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



Lease Terms

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

LANDLORD GRADES

and the Renting Process

GRADE LANDLORD

B	A. Jordan Rothschild
A+	Akara Partners
A-	BJB Properties
A-	Berkshire Communities
A+	Community Specialists
A+	Crescent Heights
A-	DK Real Estate Services
A+	Dream Town Realty
A+	Golub & Company
A	Greystar
A+	Group Fox
A+	Hayes Properties Inc.
B	Horizon Realty Group
A+	Lincoln Property Company
A-	Northwestern Medicine
B+	Planned Property Management
A-	Reside Living
A+	Sudler Property Management
B+	The Habitat Company
A+	The Related Companies
B+	Trinity Property Consultants
A+	Village Green Company
A+	Wirtz Realty Corporation
A-	dkliving

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.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM