

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

# NORTHWESTERN GRADUATE SCHOOL

# HOUSING GUIDE

# 2026

✓ 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.



## Use our personalized search

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



## Connect with your Evanston Realtor Team

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

## EVANSTON REALTOR TEAM



**Katie Kinzfogl**  
Evanston Realtor Team  
[chi.housing@veryapt.com](mailto:chi.housing@veryapt.com)



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



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

## VERYAPT HOW TO

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



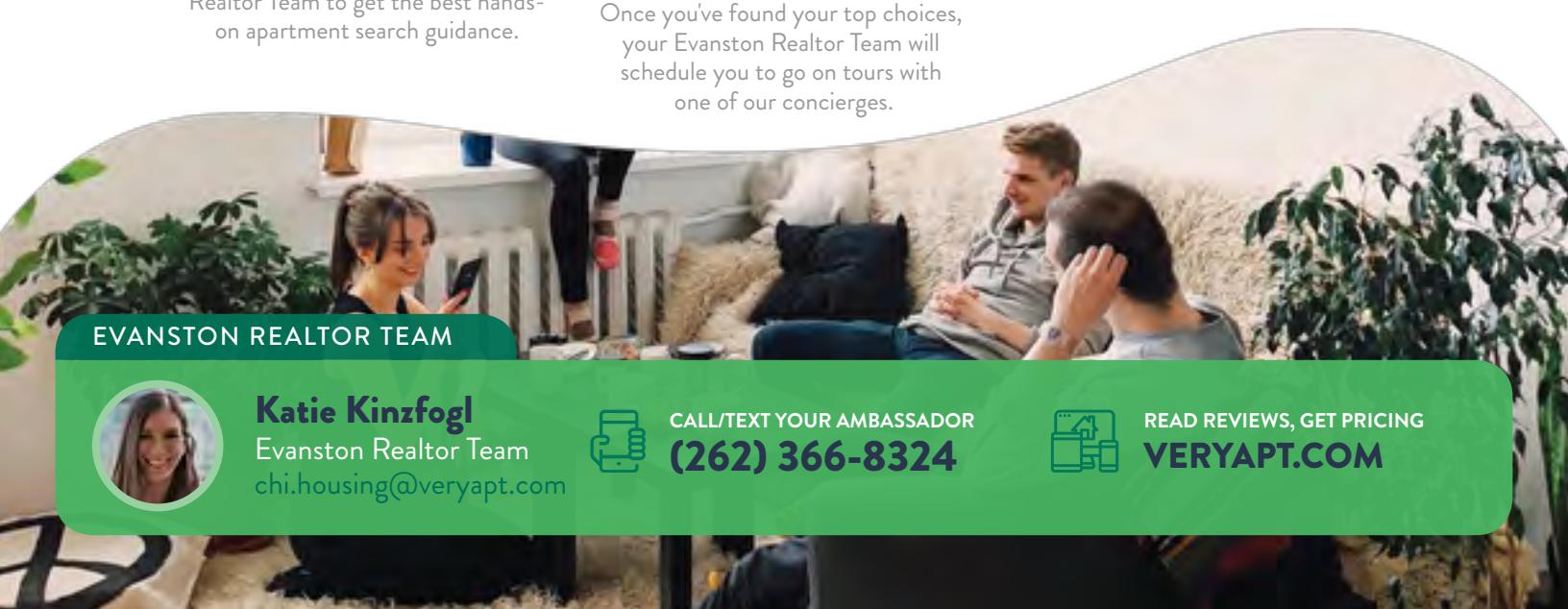
## Sign your lease

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



## 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.



## TABLE OF CONTENTS

### HOUSING FACTS

*Our data on housing*

### NEIGHBORHOODS OVERVIEW

*Most popular neighborhoods for Northwestern Graduate students*

- Downtown Evanston
- Northeast Evanston
- Rogers Park
- Uptown

### DATA TABLE

*Compiled from Northwestern Graduate student reviews*

### 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** 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



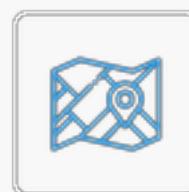
Value



Management



Amenities



Location



Safety

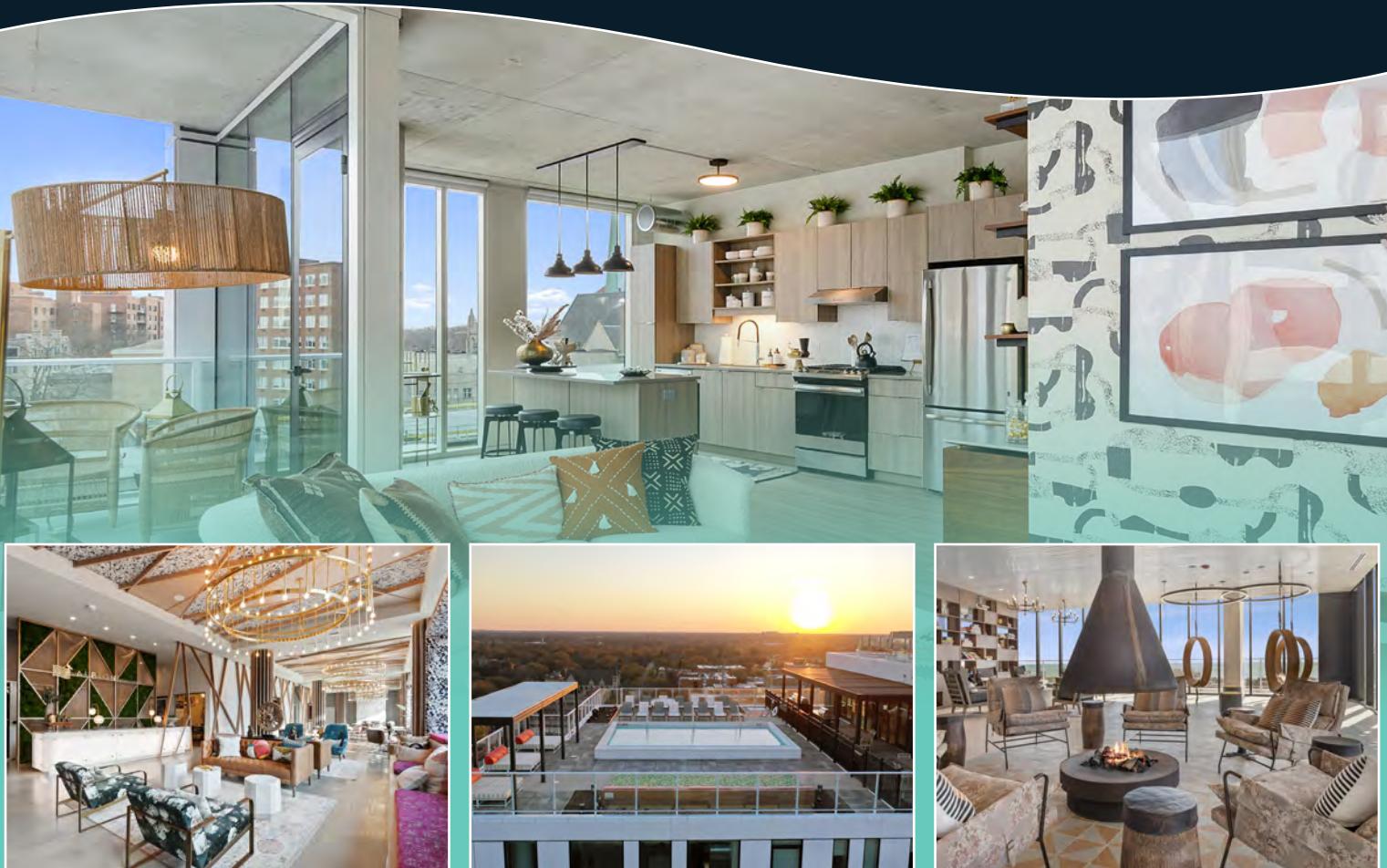
**Based on their feedback, we compiled a list of the best apartment buildings for Northwestern Graduate students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**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.



**ALBION** | evanston

# A NEW WAVE OF LIVING



Offering a flawless combination of luxurious exclusivity and incomparable hospitality, Albion Evanston delivers fifteen floors of ultra-modern apartments with stunning skyline views and an unparalleled lifestyle.

Studios to Two Bedroom Apartments & Penthouses | Interactive Boutique Hotel-Inspired Lobby | Concierge

3-Season Rooftop Heated Pool with Lounge Areas & Cabanas | Fitness Center with Cardio, Yoga & CrossFit Equipment

On-Site Pet Spa | Resident-Exclusive Parking Ramp with Assigned Spaces | Bike Storage & Repair Station

Panoramic Views of Lake Michigan & Downtown Chicago Skyline | Outdoor Lounge with Fire Pit, Grilling Stations & Yoga Lawn

Environmentally Conscious LEED-Certified Building | On-Site Management & Maintenance | LUXER One Package Room

**Now accepting applications for move-ins. Contact us today to schedule your tour.**

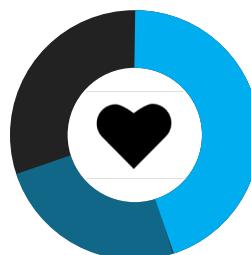
1500 SHERMAN AVENUE | EVANSTON, IL 60201 | 224.300.7900 | [ALBIONEVANSTON.COM](http://ALBIONEVANSTON.COM)

## Where Northwestern Graduate students live



30%	Downtown Evanston
25%	Northeast Evanston
20%	Rogers Park
15%	Uptown
10%	Other

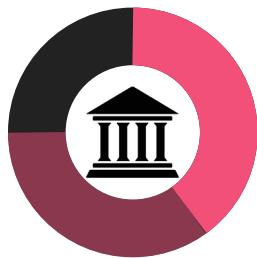
## Who Northwestern Graduate students live with



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

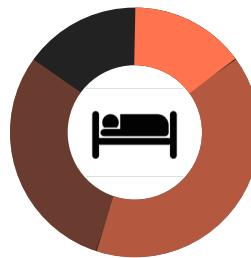
24% of Northwestern Graduate students live with pets

## What type of properties Northwestern Graduate students live in



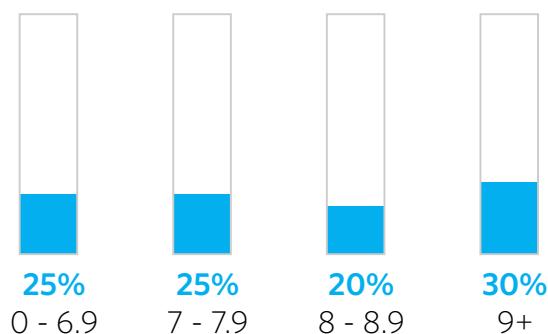
40%	Mid-size property (20-49 units)
35%	Large property (50+ units)
25%	Small property (2-9 units)

## What size residences Northwestern Graduate students live in

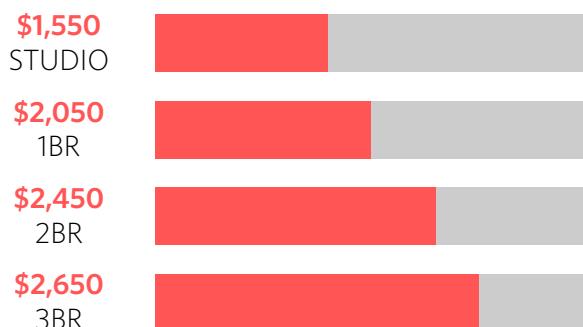


15%	Studios or efficiencies
40%	One bedrooms
30%	Two bedrooms
15%	Three or more bedrooms

## Distribution of property ratings



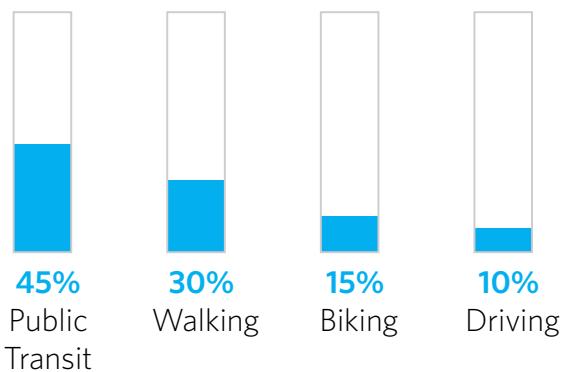
## Average rent by apartment size



## Rent versus own



## Commute methods



# Renter Guide

## and Rental Calculator



### 1 IDENTIFY YOUR MONTHLY BUDGET

- › You can calculate your monthly costs here: [Online Rent Calculator](#)
- › Consider costs outside rent to accurately know your budget: utilities, groceries, transportation, insurance, etc.

60-90 Days

Before Moving

### 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.

### 5 APPLY FOR AN APARTMENT

30-60 Days

Before Moving

- › 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.

### 9 SIGN A LEASE

If you haven't already.

15-30 Days

Before Moving

### 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

### INSPECT YOUR NEW APARTMENT



16

### GET WIFI



17

### SET UP A STUDY SPACE!

Right After

Moving

## Sleek Modern Interiors

Gorgeous finishes & appliance.  
Large windows & \*private terraces.  
Offering Studio, 1, 2 & 3-bedroom  
apartment homes.

## Rooftop Oasis

Firepit, Sun Terrace, Grills,  
Clubroom Lounge & Entertaining  
Kitchen

## Kellogg Club

Private Study Rooms and  
conference rooms

## Newly Renovated Lobby

Relaxing lounge seating &  
complimentary coffee bar

## Expansive Fitness Center

Cardio & Strength Training  
Equipment & Separate Yoga Studio  
featuring Fitness OnDemand

## Campus Convenience

Located 2.5 blocks from Campus  
Loop Shuttle & Less than 2 miles  
from Kellogg.

## Downtown Evanston Living

Steps from the best restaurants  
and shopping including Target &  
Whole Foods. Part of our amazing  
Evanston portfolio alongside Main  
Station & Maple Grove  
Apartments.

# THE SCHOLAR APARTMENTS



**1590 Elmwood Ave.  
Evanston, IL 60201**

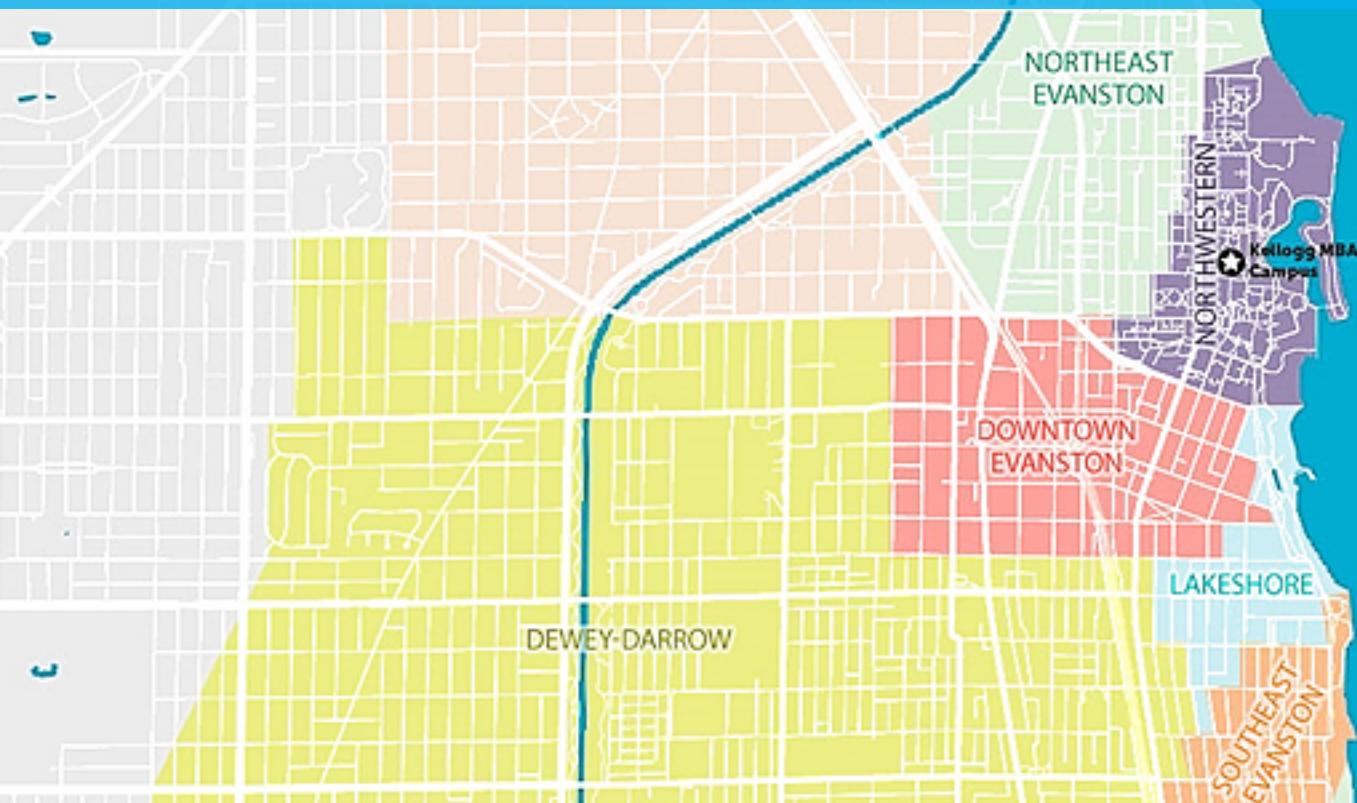
**844-950-3658**

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



# 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.

## 2 Northeast Evanston

25% 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.

## 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

## 3 Rogers Park (Chicago)

20% 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.

## 4 Uptown (Chicago)

15% of Northwestern Graduate students

Uptown is a Chicago neighborhood that lies between Evanston and downtown Chicago. Because of its quiet 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.



THE RESERVE  
COMMUNITY. COMFORT. CONVENIENCE.



# STUDIO, 1, 2 & 3 BEDROOM APARTMENTS IN THE HEART OF EVANSTON

- 15 Minute Walk to Northwestern University
- On Loop Shuttle Route
- Fitness Center
- Resident Lounge
- Swimming Pool
- Heated Private Garage
- Courtyard
- Grilling Stations



JUST A FEW APARTMENTS LEFT AT **THE RESERVE AT EVANSTON** –  
BOOK YOUR TOUR TODAY!



Welcome to The Reserve—luxury living in the heart of Evanston. Choose from spacious studio to 3-bedroom apartments with stylish interiors and resort-style amenities. Just one mile from Northwestern and near I-94 and the Purple Line, enjoy easy commutes and weekend getaways. Walk to the lake, ride the Loop Shuttle, or head into downtown—everything's close at hand.



**\$2,400\***

STUDIOS

**\$2,425\***

ONE  
BEDROOM

**\$3,300\***

TWO  
BEDROOMS

**\$4,785\***

THREE  
BEDROOMS



**CLICK HERE**  
TO INQUIRE ABOUT LEASING



\*Starting at prices. Prices subject to change  
based on availability

MANAGED BY: **AMC**  
APARTMENT MANAGEMENT  
CONSULTANTS, L.L.C.

1930 Ridge Avenue | Evanston, IL 60201

P: 847-864-5900 | E: [rsemgr@amcllc.net](mailto:rsemgr@amcllc.net) | W: [www.reserveevanston.com](http://www.reserveevanston.com)



# 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

<b>\$2,020</b> Studio	<b>\$1,750</b> 1 Bedroom	<b>\$2,295</b> 2 Bedroom
--------------------------	-----------------------------	-----------------------------



### WHAT RESIDENTS THINK ABOUT DOWNTOWN EVANSTON



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

The area is super walkable, and you can get to most things within a twenty-minute walk. The selection of restaurants is decent, but places do tend to close pretty early.



Review by **NU Graduate Student** 1576 OAK

There's everything you need in Evanston, and it feels safe. My only complaint is that grocery stores are a little far from the centre of Evanston, so you may have to walk a distance or take a bus to them.

# 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

**\$2,015**  
Studio

**\$1,750**  
1 Bedroom

**\$2,295**  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT NORTHEAST EVANSTON



Review by **NU Graduate Student**

📍 1940 SHERMAN

Very secure neighborhood with lots of students living nearby. Just a little noisy on Fridays/Saturday nights since there are frat houses across the street.



Review by **NU Graduate Student**

📍 2206 SHERMAN

The area is pleasant and has good access to the rest of Evanston with the Northwestern Intercampus bus service, CTA Purple Line, and Pace buses like the 213 all within a few blocks' walk.



# 415 PREMIER EVANSTON

Studio, 1 & 2-br apartments located in South Evanston across the street from Howard st. station



Quick access to  
Northwestern Campus  
and Downtown Chicago.

## COMMUNITY PERKS



Resident  
Lounge



Exclusive  
Cyber Café



24-Hour  
Fitness Center



Garage  
Parking



⑨ 415 Howard St, Evanston, IL 60202

**CLICK HERE** ➔

**to Inquire About Leasing**

Ready to Move? Call **(630) 538-3526** • **415Evanston.com**

**MODERN ENERGY. DOWN-TO-EARTH VIBES.**

### FEATURED AMENITIES

- ◊ 24/7 Concierge
- ◊ Stunning City & Lake Views
- ◊ Floor to Ceiling Windows
- ◊ Gourmet Kitchens & Dining Areas
- ◊ In-Home Washer and Dryer
- ◊ Granite Countertops
- ◊ Walk-In Closets

# 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

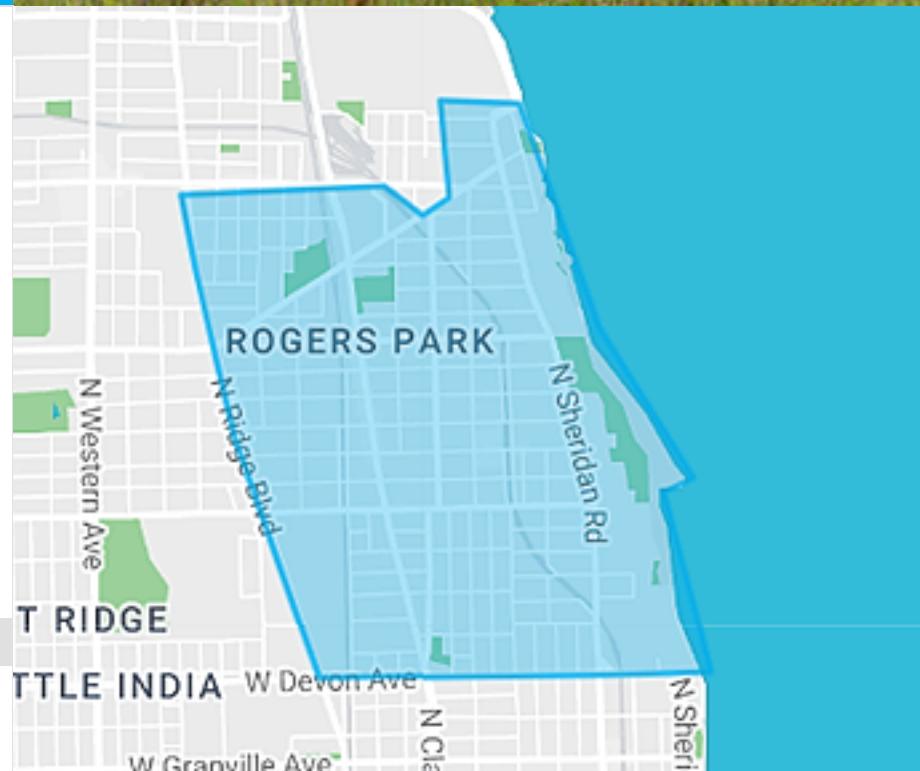
Waterfront

### MEDIAN RENTS IN ROGERS PARK

**\$1,230**  
Studio

**\$1,460**  
1 Bedroom

**\$1,895**  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT ROGERS PARK



Review by **NU Graduate Student**

📍 1135 W PRATT

Lots of public transit and good restaurants/bars. Grocery stores are a bit sparse, but depending on where you live, not terribly so.



Review by **NU Graduate Student**

📍 1239 W CHASE

So far, everything has been very calm, and most of the neighbors are respectful, besides the ones smoking in their unit. I chose this property because the price, location, and spacious floor plans were appealing.

# 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

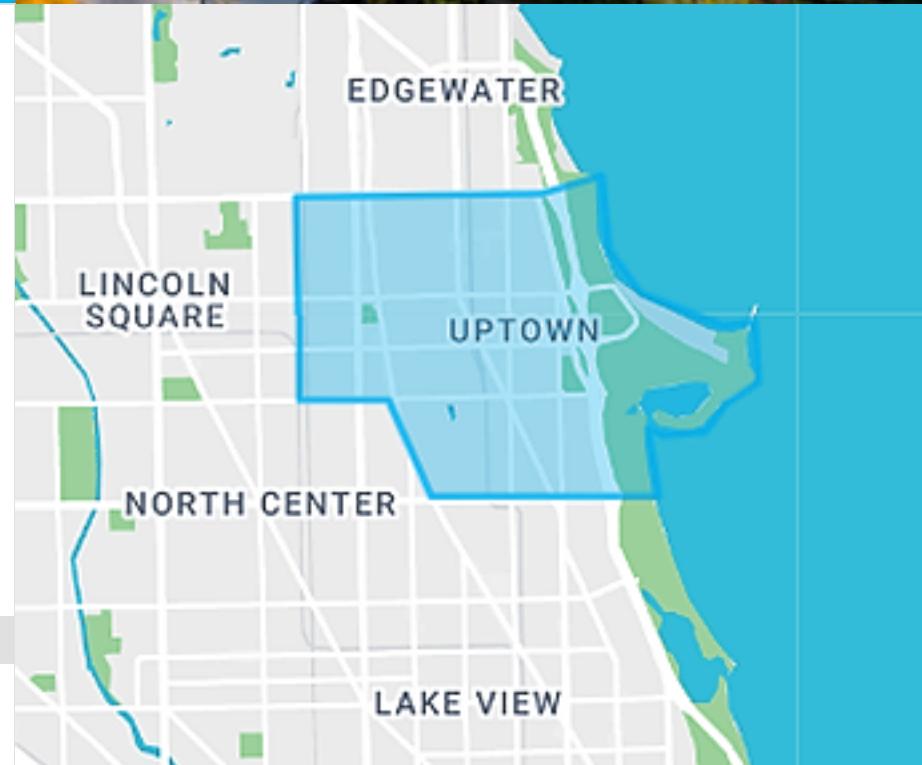
Public Transit

### MEDIAN RENTS IN UPTOWN

**\$1,295**  
Studio

**\$1,750**  
1 Bedroom

**\$2,700**  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT UPTOWN



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

Uptown is amazing! Unfortunately, there are a lot of construction projects 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	\$\$\$\$	\$2130+ per renter
•••	Great	\$\$\$	\$1560- \$2129
••	Average	\$\$	\$1410- \$1559
•	Below average	\$	< \$1410

\* 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
1135 W Pratt	Apt	6.0	\$	✓		••	•	••	••	••	••
1239 W Chase Avenue	Apt	7.0	\$	✓		••	••	••••	••	••	•••
1576 Oak	Apt	7.4	\$	✓		••••	•••	•••	••	••	•••
1615-25 Ridge Ave	Apt	8.0	\$		✓	•••	•	••••	•••	••	••
1616 Hinman Avenue	Apt	7.0	\$			••	••	••	•••	••	•••
1711 Ridge Ave	Apt	6.0	\$\$			••	•	••	••	••	••
1940 Sherman	Apt	8.1	\$\$\$			•••	•••	•••	•••	••••	••••
2206 Sherman Ave	Apt	6.0	\$\$			••	•••	•	••	••	••
2954 N Seminary Ave	Apt	6.0	\$\$\$		✓	••	•	••	••	••	••
426 W Surf	Apt	6.7	\$			••	•••	••	••••	••	
4533 N Clark St	Apt	8.0	\$\$\$			••••	••	•	••	••	•••
4740 N Whipple St	Apt	8.0	\$		✓	•••	••	••••	••••	••••	••••
609 Oakton Street	Apt	7.0	\$\$			••	•	••	••	••	••
725 Washington St	Apt	9.0	\$\$			••••	••••	•••	•••••	•••••	
808 Junior Terrace Apartments	Apt	9.0	\$\$			•••	••••	••••	•••••	••	
816 Forest Ave	Apt	7.9	\$\$	✓		••	••	••••	••••	•••	
834-840 Judson Ave	Apt	10.0	\$		✓	••••	•••	••••	•	•••	
838 Sherman Avenue	Apt	7.5	\$	✓		••	••	•••	•••	••	
9715 Woods Dr	Condo	9.9	\$\$\$	✓		••••	••••	••••	•••••	•••••	
AMLI Evanston	Apt	9.3	\$\$\$\$	✓		••••	••••	•••	•••	••	
Albion Evanston	Apt	9.1	\$\$\$\$	✓	✓	•••	••••	••	•••••	•••••	
Aslan	Apt	9.0	\$			•••	•••	•••	••••	••••	
Axis Apartments and Lofts	Apt	7.4	\$\$\$\$			••	•••	••	••	••	
Chicago Avenue Place	Condo	7.8	\$\$\$			•••	••••	••	•	••••	
Maple Grove	Apt	6.0	\$\$\$			••	••	•••	•	••	
Portrait Uptown	Apt	8.0	\$\$\$\$			••	•	••	••	••	
Residences of Sherman Plaza	Condo	9.5	\$\$\$\$	✓	✓	••••	••••	••	••••	••••	

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

# MOST POPULAR

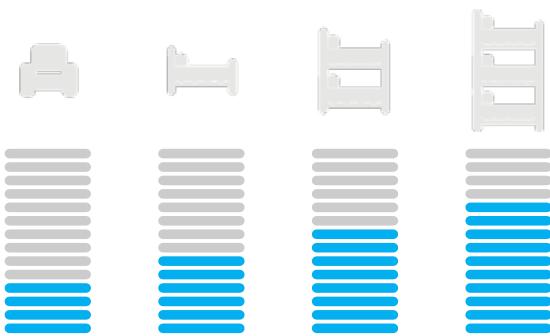
Buildings with the most Northwestern Graduate students

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

What the most popular properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,550	\$2,050	\$2,450	\$2,650

## TOP 5

1 <sup>st</sup>	816 FOREST AVE	10+ PEOPLE
2 <sup>nd</sup>	838 SHERMAN AVENUE	8+ PEOPLE
3 <sup>rd</sup>	1135 W PRATT	7+ PEOPLE
4 <sup>th</sup>	1239 W CHASE AVENUE	4+ PEOPLE
5 <sup>th</sup>	1576 OAK	3+ PEOPLE

1<sup>st</sup>

816 FOREST AVE

Southeast Evanston

\$\$

10+  
PEOPLE



Review by [Northwestern Graduate Student](#)

"This apartment is safe, clean, and in a great neighborhood. For the price, it is spacious, and the lighting is beautiful. The only thing is that there's no parking (other than street parking) and it's an inconvenient distance where it's too far to walk but too close to drive, and the bus only passes by every half hour."

2<sup>nd</sup>

838 SHERMAN AVENUE

Dewey-Darrow

\$

8+  
PEOPLE



Review by [Northwestern Graduate Student](#)

"The building is a little run down, but the apartment is nice and is in a nice location with reasonable rent."

3<sup>rd</sup>

1135 W PRATT

Rogers Park

\$

7+  
PEOPLE



Review by [Northwestern Graduate Student](#)

"Small apartment in an old building. Rent includes (surprisingly) fast internet. I've heard of cause for safety concerns for some residents, but never experienced anything myself—I feel safe here. (But if you are looking for a building with a community feel, this is not it.) In my experience, management is very responsive and quick to fix maintenance issues. Lots of options for transit: (i) location is between Loyola and Morse stops on the CTA Red Line; (ii) 147 and 155 bus lines have stops right on the corner; and (iii) there is a Northwestern shuttle stop nearby. Lots of nearby restaurants as well."

# HIGHEST RATED

Buildings with the best overall ratings

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

What the highest-rated properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,750	\$2,250	\$2,650	\$2,850

## TOP 5

1 <sup>st</sup>		834-840 JUDSON AVE	10.0 OVERALL RATING
2 <sup>nd</sup>		9715 WOODS DR	9.9 OVERALL RATING
3 <sup>rd</sup>		RESIDENCES OF SHERMAN PLAZA	9.5 OVERALL RATING
4 <sup>th</sup>		AMLI EVANSTON	9.3 OVERALL RATING
5 <sup>th</sup>		ALBION EVANSTON	9.1 OVERALL RATING

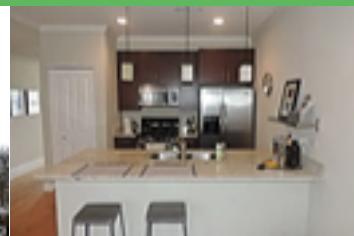
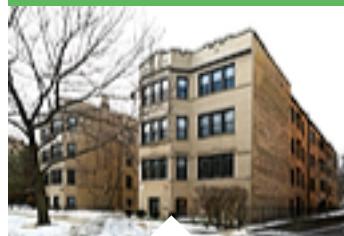
1<sup>st</sup>

834-840 JUDSON AVE

Southeast Evanston

\$

10.0  
OVERALL  
RATING



Review by [Northwestern Graduate Student](#)

"Nice apartment with an adult feel."

2<sup>nd</sup>

9715 WOODS DR

Skokie

\$\$\$

9.9  
OVERALL  
RATING



Review by [Northwestern Graduate Student](#)

"The building is clean, safe, and has nice amenities like a gym and pool. Rent is expensive, but management is responsive, and the location is convenient."

3<sup>rd</sup>

RESIDENCES OF SHERMAN PLAZA

Downtown Evanston

\$\$\$\$

9.5  
OVERALL  
RATING



Review by [Northwestern Graduate Student](#)

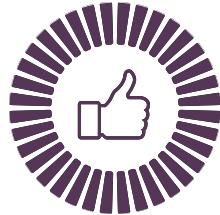
"Great place to live, can be pricey if living alone on a PhD stipend."

# BEST FOR AMENITIES

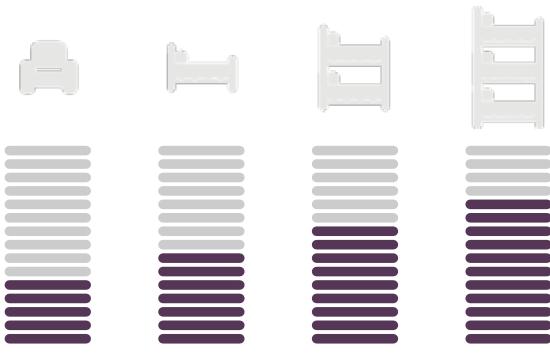
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,850	\$2,350	\$2,750	\$2,950

## TOP 5

1 <sup>st</sup>		9715 WOODS DR	10.0 AMENITY RATING
2 <sup>nd</sup>		AMLI EVANSTON	9.7 AMENITY RATING
3 <sup>rd</sup>		ALBION EVANSTON	9.4 AMENITY RATING
4 <sup>th</sup>		808 JUNIOR TERRACE APARTMENTS	8.0 AMENITY RATING
5 <sup>th</sup>		CHICAGO AVENUE PLACE	7.3 AMENITY RATING

1<sup>st</sup>

9715 WOODS DR  
Skokie

\$\$\$ | 10.0  
AMENITY  
RATING



### Review by Northwestern Graduate Student

"Great apartments, modern and well-maintained, and the amenities are a big plus. It's a quiet building in a convenient location, though the rent is pretty high for a student budget."

2<sup>nd</sup>

AMLI EVANSTON  
Oakton

\$\$\$ | 9.7  
AMENITY  
RATING



### Review by Northwestern Graduate Student

"My experience has been great so far! The management team is responsive, and the maintenance team is quick. The utilities are as advertised, and there's plenty of parking. My neighbors are mostly quiet, and I haven't had any major issues yet. The management team hosts monthly events for the residents to get to know each other. The apartment is insulated, so I don't have to turn on the heating at all.. (cont.)."

3<sup>rd</sup>

ALBION EVANSTON  
Downtown Evanston

\$\$\$ | 9.4  
AMENITY  
RATING



### Review by Northwestern Graduate Student

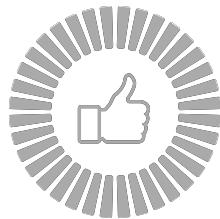
"Good experience so far, the building is modern, the amenities like the gym and rooftop are great, and the location is super close to campus and the lake. Rent is pricey, but the staff is friendly, and it's a comfortable place to live."

# BEST FOR VALUE

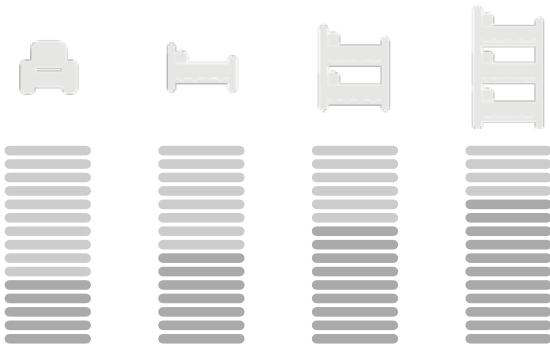
Highest-rated properties for value

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



Studio	1 BR	2 BR	3 BR
\$1,350	\$1,850	\$2,250	\$2,450

## 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>		834-840 JUDSON AVE	9.7	VALUE RATING
4 <sup>th</sup>		9715 WOODS DR	9.6	VALUE RATING
5 <sup>th</sup>		816 FOREST AVE	9.2	VALUE RATING

1<sup>st</sup>

4740 N WHIPPLE ST

Albany Park

\$

10.0  
VALUE  
RATING



### Review by Northwestern Graduate Student

"Solid place, clean and gets good light, and maintenance is responsive when something comes up. The neighborhood is quiet and close to transit, though there's no parking, and you can hear neighbors sometimes. Overall, it's a good value for the location."

2<sup>nd</sup>

808 JUNIOR TERRACE APARTMENTS

Uptown

\$\$

9.9  
VALUE  
RATING



### Review by Northwestern Graduate Student

"The units are clean and comfortable, and management is responsive. The location is convenient with easy access to transit, restaurants, and the lake. The neighborhood can be a bit busy, but overall it's a good spot."

3<sup>rd</sup>

834-840 JUDSON AVE

Southeast Evanston

\$

9.7  
VALUE  
RATING



### Review by Northwestern Graduate Student

"834-840 Judson Ave has modern, updated apartments with nice finishes and in-unit laundry. The location is great, close to transit, restaurants, parks, and the lake. Parking can be tricky, but overall it's a comfortable and convenient place to live."

# 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.

# International Student

## Guide to Renting

Renting an apartment as an international student can feel overwhelming, especially if it's your first time **navigating the housing market** in a new country.

Below is advice to help make the process smoother and highlights key differences from what domestic renters might experience.



### 1 Start Early



Begin your apartment search **at least 60-90 days** before you need to move, as international students face extra steps that may slow the process.

Popular rental areas nearby fill up fast, so starting early ensures you have enough time to **complete paperwork, secure financial guarantees**, and resolve any issues.

Also, consider **getting a roommate** to lower monthly costs. You'll want to start this process early so you have time to align with your roommate.

### 2 Documents You'll Need

Be prepared to provide more documentation than a domestic renter. Requirements include:



#### PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



#### PASSPORT

And visa information



#### PROOF OF FINANCIAL STABILITY

Most apartment buildings and landlords want to see that you, or your guarantor, are making **3x the monthly rent**.

**i** Documents for proof include bank statements, scholarships/financial aid, or proof of funding.



#### GUARANTOR

Some landlords require a local guarantor (someone who can pay the rent if you don't).

**Universities** may offer services to act as a guarantor for international students, or you can look into **third-party guarantor** services if you do not have one.

3

## Credit History

Domestic renters often need a good credit history to rent an apartment, which can be a challenge for international students who don't have a U.S. credit score. If this is the case:



### BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

Many apartments and landlords will charge higher up-front costs because you do not have a credit score.



### FIND A CO-SIGNER

(Someone with a U.S. credit history to back your lease)

Some landlords are more flexible and may not require credit checks for students, so ask upfront.

4

## Utilities and Up-Front Costs

While apartment buildings vary in their policies, you can usually expect to pay:

### SECURITY DEPOSITS



Equivalent to:

- 1 Full Month of Rent
- + First & Last Month's Rent

### UTILITIES (If they aren't included)



- Gas
- Water
- Electricity
- WiFi

*(i)* Ask your landlord what is included before you sign the lease to ensure the monthly expenses fit in your budget.

5

## Know Your Rights

Tenant rights differ depending on where you are renting.

Familiarize yourself with local rental laws, including:

### SECURITY DEPOSITS

Typically refunded at the end of your lease if there's no damage.



### MAINTENANCE

Landlords are responsible for repairs, so be sure to report issues in writing.



### EVICTION

Ensure you know the rules around eviction notices and rent increases.



## 6 Understand Lease Terms



### LEASE LENGTH

- Most leases in the U.S. are 12 months.
- Short-term leases may cost more, and subleasing might be an option if you only need housing for part of the year.

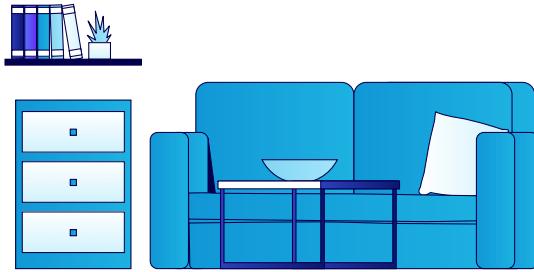


### RENT PAYMENT

- U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.
- 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.



### 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.

QUESTIONS?



CONTACT@VERYAPT.COM

# READY TO MOVE?

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

GET  
STARTED!