REVIEWS AND ADVICE FROM 100+ MED STUDENTS

CASE WESTERN RESERVE MED

HOUSING GUIDE 2016-2017

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

VeryApt
Intelligent Apartment Search
Where CWRU Med Students Live

25% Coventry
19% University Circle
13% Little Italy
14% Cedar-Fairmount
29% Other

Who CWRU Med Students Live With

32% Alone
23% Spouse/partner
45% Roommate (excluding spouse/partner)

23% of Students live with pets
1% of Students have children

What Type of Properties CWRU Med Students Live In

70% Apartments
15% Houses
9% Townhouses
6% Condos

What Size Residences CWRU Med Students Live In

4% Studios or efficiencies
30% One bedrooms
48% Two bedrooms
18% Three or more bedrooms

Distribution of Property Ratings

20% 0 - 6.9
19% 7 - 7.9
29% 8 - 8.9
31% 9+

Average Rent by Apartment Size

$690
STUDIO

$825
1BR

$940
2BR

$1,300
3BR

Rent Versus Own

93% Rent
7% Own
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Our data on Case Western Med Reserve housing

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Compiled from 100+ student reviews

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18 Best for value
20 Best for amenities

Renter resources
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Questions or comments on the housing guide?
Contact Scott Bierbryer, Co-Founder of VeryApt at: scott@veryapt.com | (561) 271-3202

DISCLAIMER
The reviews and ratings presented throughout this guide and the VeryApt website do not reflect the opinions, position or endorsement of VeryApt or the Case Western Reserve School of Medicine. The responses and reviews presented are solely those of the survey respondents. VeryApt and the Case Western Reserve School of Medicine assume no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt or the Case Western Reserve School of Medicine as to the quality, safety, or other features of a property. Students are encouraged to check all available sources of information about properties prior to leasing. The data in this guide is compiled from Case Western Reserve Med students, though this guide is not an official publication of the Case Western Reserve School of Medicine. Finally, we do not alter results or edit reviews based on any outside partnerships. However, “Featured” content (unlike “Top” content) is often supplied by partners who helped support this guide, or are from new properties that lack reviews but are likely relevant to students.

If you enjoy the guide, like us on Facebook and follow us on Twitter!

facebook.com/veryaptco
@veryapt
Why we started VeryApt, and how we can help you find your perfect apartment

My housing search began around this time a few years ago. After the initial excitement of getting accepted into grad school and I ran out of Game of Thrones episodes to watch on my company computer, I figured I needed to find a place to live. I really didn’t know anything about the city, so I approached everyone I knew who went to school or worked in the area to learn more.

Countless Google searches, Craigslist refreshes, and spreadsheet tables later, I figured out where I wanted to live. That process helped me find an apartment I love - I managed to balance my desire for space, proximity to students, and high-quality amenities. That said, it didn’t make sense that the process should be so time consuming. My Co-Founder (and neighbor), Ashrit Kamireddi, who worked at TripAdvisor prior to School of Medicine, went through the same process as I did and thought that the review and data model he knew so well would be a great one to apply to apartments where grad students and working professionals live.

Two years and thousands of reviews later, we’re proud to offer this guide along with our companion site VeryApt.com. We want this guide to be a starting point for your search: an idea of where you should be looking given your unique situation. The site allows you to go through all of our data in detail and sort buildings by ratings and features. In addition, we’ve partnered with the most popular buildings to offer you accurate and up-to-date information, so you don’t have to sit in front of your computer refreshing Craigslist.

Try out our Intelligent Apartment Search that will provide you with personalized apartment recommendations based on your unique needs and budget. Please contact us with questions or feedback on the site or this guide, and good luck with your housing search!

Scott Bierbryer is a recent Penn Grad student. Prior to UPenn, he worked at Glenview Capital Management in NYC. He is a Co-Founder of VeryApt and lives in Center City Philadelphia.

ABOUT THE DATA IN THIS GUIDE

This guide was compiled from survey data of 100+ students

We asked students to rate their residences on a 1-10 scale

Building ratings are determined by averaging these scores from residents

Visit VeryApt.com to search quickly for more detailed amenity and rating information

At VeryApt.com, you can read reviews on buildings in the guide as well as other great properties in Cleveland
CLEVELAND NEIGHBORHOODS EXPLAINED
The Most Popular Neighborhoods For CWRU Med Students

1 Coventry
25% of CWRU Med Students
Coventry is the most popular neighborhood for CWRU Med students. The selection of bars, restaurants, and shops keeps this neighborhood exciting.

2 University Circle
19% of CWRU Med Students
University Circle is home to Case Western and several other Cleveland landmarks like the Cleveland Museum of Art, and the Cleveland Botanical gardens. Class is always an easy walk away.

3 Cedar Fairmount
14% of CWRU Med Students
Cedar Fairmount is a quiet residential neighborhood with lots of graduate students and young professionals. There are a few shops and restaurants on Cedar Road.

4 Little Italy
13% of CWRU Med Students
Little Italy is a charming neighborhood with brick roads, tall trees, and great Italian restaurants. The commute to campus is very manageable.

Other Neighborhoods
Less than 10% each

5 Shaker Square
6 Downtown
7 Tremont
8 Ohio City
COVENTRY
The most popular neighborhood for CWRU Med students, with great bars and restaurants

LOCATIONS AND FEATURES

Coventry is the most popular neighborhood for CWRU Med students. Considered one of the trendiest neighborhoods in Cleveland Heights, Coventry is home to a selection of hip coffee shops, restaurants and bars. Students in Coventry generally appreciate living near their classmates, being in walking distance to nightlife, and having easy access to groceries.

Coventry is a bit farther from campus than some of the other popular Cleveland Heights neighborhoods (30 minute walk, on average). That said, the Greenie runs through Coventry and speeds up the commute to class.

WHAT'S GREAT

✅ Great dining options
✅ Fun bars and nightlife
✅ Plenty of CWRU Med students
✅ Groceries within walking distance

WHAT COULD BE BETTER

❌ Walk to class is a bit long
❌ Parking can be an issue if building doesn’t already provide it
❌ Some street noise on main roads
❌ Bar-goers are sometimes noisy

GETTING TO CLASS

25 - 35 Minutes
10 - 15 Minutes
10 - 15 Minutes
5 - 10 Minutes

SIGNATURE SPOTS

Grocery
Marc’s

Restaurants
Tommy’s, High Tai’d Cafe, Hunan Coventry, bd’s Mongolian Grill

Shopping
American Apparel, NEXT, Backs-Book on Coventry

Entertainment
Winking Lizard Tavern, Grog Shop, La Cave du Vin

Fitness
Cleveland Heights Community Center

Parks
Forest Hill Park
UNIVERSITY CIRCLE
Walk to class and live in Cleveland’s cultural hub

LOCATIONS AND FEATURES
University Circle is in many ways a cornerstone of Cleveland culture. It boasts beautiful landscapes and several inspiring landmarks like the Cleveland Museum of Art, Severance Hall, the Cleveland Botanical Gardens, and the Natural History Museum. University Circle’s selection of convenient restaurants and fun bars also make it a great place to hang out after class.

University Circle’s location, in the backyard of Case Western Reserve University, is maybe the neighborhood’s greatest pull. Students love being able to easily walk to the Health Education Campus, and appreciate not having to worry about finding parking.

GETTING TO CLASS
- Under 10 Minutes
- Under 5 Minutes
- Under 5 Minutes
- Under 5 Minutes

WHAT’S GREAT
- Unbeatable convenience to campus
- Museums and other cultural attractions
- Beautiful scenery
- Lots of restaurants nearby

WHAT COULD BE BETTER
- Noise from hospital and emergency vehicles
- Parking can be difficult for visitors
- Fewer apartment complexes
- Grocery options are limited

SIGNATURE SPOTS

Grocery
Constantino’s

Restaurants
Mitchell’s, Chipotle, Simple Greek, Indian Flame

Shopping
Barnes & Noble, Cleveland Clothing Co.

Entertainment
The Cleveland Museum of Art, ABC the Tavern, Happy Dog

Fitness
Veale Center, One to One Fitness, Cleveland Yoga

Parks
The Cleveland Botanical Gardens
WORK HARD

LIVE EASY

Case Western Reserve Students get 1 month free for a 1 year lease or 2 months free for a 2 year lease PLUS a 2% rent reduction! Call today!

www.InnovaLiving.com | (844) 568-6585
CEDAR FAIRMOUNT
A quiet residential area with plenty of students

LOCATIONS AND FEATURES
Cedar Fairmount is a quiet community made mostly of graduate students and young professionals. Despite its mellow neighborhood feel and its limited nightlife options, students still praise Cedar Fairmount for having an active social scene. There’s also a nice selection of restaurants and shops on Cedar Road, and access to great running trails at Shaker Lakes.

Cedar Fairmount is within easy biking distance to campus, and close to an RTA stop and a CWRU Shuttle stop. Some students are up for making the walk to class, while others say it’s too long.

GETTING TO CLASS

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<th>Biking</th>
<th>Bus</th>
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<td>10 - 20 Minutes</td>
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</table>

WHAT'S GREAT
- Quiet and feels homey
- Plenty of graduate students and young professionals
- Fairly convenient commute to class
- Access to Shaker Lakes

WHAT COULD BE BETTER
- Limited nightlife options
- Parking can be a pain, and is strictly enforced
- Walk to campus can get a bit long
- Selection of apartment buildings is a bit limited

SIGNATURE SPOTS

Grocery
Dave’s Market

Restaurants
Aladdin’s, Mad Greek, Luna Bakery, Bruegger’s

Shopping
Ten Thousand Villages, Appletree Books

Entertainment
The Fairmount, Nighttown

Fitness
White Cloud Pilates

Parks
Shaker Lakes
LITTLE ITALY
Live close to campus in a historic neighborhood with lots of character

LOCATIONS AND FEATURES
Little Italy is a picturesque neighborhood with brick roads, tall trees, and charming Italian shops and restaurants. The community is a combination of students and families, who tend to live in houses or townhomes. If you like Italian food, the dining is exceptional. That said, the variety of cuisine is limited, and there are few nearby grocery and nightlife options.

The walk from Little Italy to campus is very manageable, and the Little Italy-University Circle RTA station is just down the road.

WHAT'S GREAT
✓ Scenic streets
✓ Great Italian Restaurants
✓ Walk to class
✓ RTA stop nearby

WHAT COULD BE BETTER
✗ Variety of food types is limited
✗ Most of the popular bars are in other neighborhoods
✗ Groceries are farther away
✗ Some houses are outdated

GETTING TO CLASS

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SIGNATURE SPOTS

Restaurants
Trattoria on the Hill, Mia Bella, Mama Santa’s, Etna

Entertainment
Vino Veritas

Parks
Tony Brush Park
# Apartment Ratings

### Key

- **••••** Top 25% for a category $$$$$ $1200 + per renter
- **•••** Top 50% $$840 - $1199
- **••** Bottom 50% $$720 - $839
- **•** Bottom 25% $ < $720

*Prices subject to change and varies significantly by room type

### 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. Estimated # of students in the building.
- **Popularity**: How students with partners and/or children rated the building.
- **Families**: How students with pets rated the building.
- **Pet Owners**: Building quality given cost of rent.
- **Value**: Security level within the building and in the surrounding neighborhood.

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### 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

- **Amenities**: In-room and building features beyond the basics.
- **Value**: Building quality given cost of rent.
- **Safety**: Security level within the building and in the surrounding neighborhood.
MOST POPULAR
Buildings with the most CWRU Med students

READ MORE REVIEWS AT VERYAPT.COM

What CWRU Med students typically look for:

✓ Lots of CWRU Med students
✓ Excellent location
✓ Affordable apartments with solid amenities

MOST POPULAR NEIGHBORHOODS
Coventry
University Circle

TOP 10

1ST WALDORF TOWERS APARTMENTS
Little Italy, 2300 Overlook Rd
$$ | 75+ STUDENTS

Review by CaseMed Student
“Lots of med/dental students live at Waldorf. There are other places you could live that are more interesting and closer to bars and nightlife, but Waldorf is in walking distance from Case campus and a grocery store, so what more can you ask for? The value is pretty good for what you get, it is not the newest building but better than a lot of the old houses on Overlook. You can pay for a parking spot in the underground covered lot, but I’ve never had a problem with parking in the outdoor lots, which are free.”

2ND THE TRIANGLE APARTMENTS
University Circle, 11477 Mayfield Rd
$$ | 40+ STUDENTS

Review by CaseMed Student
“Great place to live overall. Location near uptown and medical school is super convenient. Staff is really friendly.”

3RD LEWIS MANOR
Coventry, 2477 Overlook Rd
$$ | 30+ STUDENTS

Review by CaseMed Student
“Overall, it is a good value. It is very affordable and still within walking distance to the med school (~15 min) and Coventry (~10 min). A lot of the area is med students and other grad students.”
Case Western Reserve Students get 1 month free for a 1 year lease or 2 months free for a 2 year lease PLUS a 2% rent reduction! Call today!

www.ParkLaneVilla.com | (844) 693-4380
**HIGHEST RATED**

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the best properties typically offer:

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

NEIGHBORHOODS WITH THE BEST PROPERTIES

Coventry
Cedar-Fairmount

TOP 10

<table>
<thead>
<tr>
<th>Rank</th>
<th>Property</th>
<th>Overall Rating</th>
<th>Price</th>
<th>City</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>Boulevard</td>
<td>9.5 OVERALL RATING</td>
<td>$</td>
<td>Coventry</td>
<td>2749 Euclid Heights Blvd</td>
</tr>
<tr>
<td>2nd</td>
<td>Crestview</td>
<td>8.8 OVERALL RATING</td>
<td>$$</td>
<td>Coventry</td>
<td>2419 Overlook Rd</td>
</tr>
<tr>
<td>3rd</td>
<td>Innova</td>
<td>8.5 OVERALL RATING</td>
<td>$$$$</td>
<td>Hough</td>
<td>10001 Chester Ave</td>
</tr>
<tr>
<td>4th</td>
<td>Lewis Manor</td>
<td>8.4 OVERALL RATING</td>
<td>$$</td>
<td>Hough</td>
<td>4200 Chester Ave</td>
</tr>
<tr>
<td>5th</td>
<td>Bertland Building</td>
<td>8.3 OVERALL RATING</td>
<td>$</td>
<td>Hough</td>
<td>4221 Werdell Ave</td>
</tr>
<tr>
<td>5th</td>
<td>The Triangle Apartments</td>
<td>8.3 OVERALL RATING</td>
<td>$</td>
<td>Hough</td>
<td>4201 Werdell Ave</td>
</tr>
<tr>
<td>7th</td>
<td>Duke</td>
<td>8.0 OVERALL RATING</td>
<td>$</td>
<td>Hough</td>
<td>1105 Werdell Ave</td>
</tr>
<tr>
<td>7th</td>
<td>Castle</td>
<td>8.0 OVERALL RATING</td>
<td>$</td>
<td>Hough</td>
<td>1101 Werdell Ave</td>
</tr>
<tr>
<td>7th</td>
<td>Uptown Apartments</td>
<td>8.0 OVERALL RATING</td>
<td>$</td>
<td>Hough</td>
<td>4100 Chester Ave</td>
</tr>
<tr>
<td>10th</td>
<td>Stratford Arms</td>
<td>7.8 OVERALL RATING</td>
<td>$</td>
<td>Hough</td>
<td>1101 Werdell Ave</td>
</tr>
</tbody>
</table>

*Review by CaseMed Student*

“I really like living near Coventry. Rich Management has been great to us. We plan on living here for many years. We have only had small repair needs and they are always taken care of quickly. The price is good and the heat is great even on the coldest days of winter. The apartment is huge too!”

*Review by CaseMed Student*

“My roommate and I lived here all four years of med school, and had great experiences with the management. It’s an older apartment building but they’re very good about keeping it up, and updating appliances. There’s a lot of space, especially in the living room and dining room. ”

*Review by Grant N.*

“Close walk to school (~15 minutes), close proximity to the Cleveland Clinic, shops opening up downstairs soon (including Penn Station sandwich shop, drug store, and possibly café), concierge available 24/7 (and all are very nice), gym in the building. The major problem is the expensive cost compared to other apartments in the area.”
BEST FOR FAMILIES

Highest rated properties by couples and families

READ MORE REVIEWS AT VERYAPT.COM

Properties in the Best for Families List typically offer:

- Safe and secure properties
- Outdoor areas
- Nearby parking
- Quiet buildings

AVERAGE RENTS FOR HIGHEST RATED PROPERTIES BY FAMILIES

<table>
<thead>
<tr>
<th>Type</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>$780</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1BR</td>
<td>$1000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2BR</td>
<td>$1250</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3BR</td>
<td>$1600</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOP 5

1st Courtyard Apartments
Shaker Heights, 19636 Van Aken Blvd

Review by CWRU Graduate Student (School of Medicine)
“I lived here for 3 years while in graduate school. The apartments are spacious and the floor plans incredible. The management is small and responsive. Parking is ample outside but best to get a spot in the heated garage. I loved this place it was a no frills large apartment with everything a grad student needed (quiet, close to public transport, easy to work with management)”

1st Boulevard
Coventry, 2749 Euclid Heights Blvd

Review by CaseMed Student
“This management company has been great to work with! There are covered and uncovered spots available.”

3rd The Wilson Building
Cedar-Fairmount, 2091 Lennox Rd

Review by CWRU Medical Student
“Great value with a lot of space. No control over the heat, and the colder it gets outside, the hotter it gets inside. Unbearably hot in winter without opening windows. Can be made comfortable by letting in enough drafty air. Old style radiators also make loud whistling noise that gets annoying. Old circuitry means not enough outlets. Nice price and location though. And very responsive management company.”
CircleEast, conveniently located within walking distance of Case Western Reserve University, offers modern townhomes with spacious floor plans and attached two car garages. Call today!

www.CircleEastTownhomes.com | (855) 470-8080
BEST FOR PET OWNERS

Highest rated properties for students with pets

READ MORE REVIEWS AT VERYAPT.COM

Properties in the Best for Pet Owners List typically offer:

- Larger floorplans
- Nearby parks and green space
- Flexible pet policies
- Great management

AVERAGE RENTS FOR HIGHEST RATED PROPERTIES BY PET OWNERS

<table>
<thead>
<tr>
<th>Type</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$900</td>
</tr>
<tr>
<td>1BR</td>
<td>$1200</td>
</tr>
<tr>
<td>2BR</td>
<td>$1300</td>
</tr>
<tr>
<td>3BR</td>
<td>$2400</td>
</tr>
</tbody>
</table>

TOP 5

1ST
- **PARK LANE VILLA**
  - University Circle, 10510 Park Ln
  - $$$$$ | 10.0 PET RATING
  - Review by *CaseMed Student*
    - “Best quality apartments in the Cleveland Clinic area. Extensive amenities including in unit washer/dryer, dishwasher, kitchen w/ oven, microwave and stove, packages delivered to your door, pet care services, around-the-clock maintenance personnel. Very safe - located across the street from the police department and fire department and has 24 hr security w/ gated entrance.”

2ND
- **BERTLAND BUILDING**
  - Cedar-Fairmount, 2384 Euclid Heights Blvd
  - $$ | 9.75 PET RATING
  - Review by *CaseMed Student*
    - “Have lived here for 2 years now. The unit is in good shape -- it has plenty of windows, nice hardwood floors, good plumbing and a dishwasher. Integrity Heights has always been very responsive and maintenance requests have always been handled very promptly. The location is very convenient for UH and CCF. Starbucks, Dave’s groceries and a few restaurants are a 3 min walk away.”

3RD
- **INNOVA**
  - Hough, 10001 Chester Ave
  - $$$$$ | 9.5 PET RATING
  - Review by *CWRU Graduate Student (School of Medicine)*
    - “Great location (12 minute, relatively safe walk to campus) and wonderful amenities have made it worthwhile so far.”

4TH
- **BON AIR APARTMENT**
  - 9.25 PET RATING

4TH
- **TREMONT PLACE LOFTS**
  - 9.25 PET RATING
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

AVERAGE RENTS FOR THE BEST VALUE PROPERTIES

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average</td>
<td>$550</td>
<td>$700</td>
<td>$915</td>
<td>$1400</td>
</tr>
</tbody>
</table>

TOP 5

1st

**SUNRISE**
Coventry, 2697 Euclid Heights Blvd

$ | 10.0 VALUE RATING

Review by Case Western Law Student

“The rooms are all spacious and the hardwood is great. We have a wonderful balcony patio and the living spaces are all very workable. Having WD in unit is really clutch and there is a parking lot right out back and each unit gets at least one covered parking space. The landlord is usually very responsive to issues and the apartments are kept up really well.”

1st

**BOULEVARD**
Coventry, 2749 Euclid Heights Blvd

$ | 10.0 VALUE RATING

Review by CaseMed Student

“I really like living near Coventry. Rich Management has been great to us. We plan on living here for many years...”

3rd

**CRESTVIEW**
Coventry, 2419 Overlook Rd

$$ | 9.3 VALUE RATING

Review by CaseMed Student

“The Crestview is a really great place to live. I was lucky to get one of the renovated apartments so my kitchen is new which I love. The management company is a really nice set of people that will take care of whatever problems you may have right away. The apartments are huge and while it may be an older building, you don’t really ever feel like it’s an old building. It’s clean and doesn’t feel worn down...”

18
Parkside Dwellings offers apartment living in a prime location without a large price tag. Located just steps away from Case Western Reserve University, residents enjoy being at the center of all of the University Circle excitement. Call today!

www.ParksideDwellings.com | (844) 697-3886
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 10

1st PARK LANE VILLA
University Circle, 10510 Park Ln
$$$$
10.0 AMENITY RATING

Review by CaseMed Student
“Best quality apartments in the Cleveland Clinic area. Extensive amenities including in unit washer/dryer, dishwasher, kitchen w/ oven, microwave and stove, packages delivered to your door, pet care services, around-the-clock maintenance personnel. Very safe- located across the street from the police department and fire department and has 24 hr security w/ gated entrance.”

2nd THE VUE
Beachwood, 23230 Chagrin Blvd
$$$
9.35 AMENITY RATING

Review by CWRU Graduate Student (School of Medicine)
“I am very happy living at The Vue in Beachwood. Rent is high for Cleveland, but the building is brand-new (built in 2014), with fiber-optic internet, an underground heated garage, an up-to-date gym, very good customer service, and in-unit washer/dryer and central heat/AC.

3rd INNOVA
Hough, 10001 Chester Ave
$$$
9.2 AMENITY RATING

Review by CWRU Graduate Student (School of Medicine)
“The building is very nice -- granite counter tops in the kitchen, good gym, a nice sun deck and rec room. They have appetizers and wine every Friday afternoon/evening for free. The internet is fiber optic and very fast. There are special bike lockers out back, a well-lit parking lot with assigned spots, and stores on the first floor.”

4th TREMONT PLACE LOFTS

5th COURTYARD APARTMENTS

6th SUNRISE

7th BOULEVARD

8th HAZEL 8

9th THE HAMPTONS LUXURY APARTMENTS

9th STATLER ARMS

AMENITY RATING
LANDLORD GRADES AND THE RENTING PROCESS

<table>
<thead>
<tr>
<th>Grade</th>
<th>Landlord</th>
</tr>
</thead>
<tbody>
<tr>
<td>B+</td>
<td>Capital Properties Management</td>
</tr>
<tr>
<td>A+</td>
<td>Case Western Reserve University</td>
</tr>
<tr>
<td>A</td>
<td>Cleveland Heights Apartments</td>
</tr>
<tr>
<td>A+</td>
<td>Integrity Realty Group</td>
</tr>
<tr>
<td>A+</td>
<td>L &amp; A Management</td>
</tr>
<tr>
<td>A+</td>
<td>Montlack Management</td>
</tr>
<tr>
<td>B</td>
<td>Montlack Realty</td>
</tr>
<tr>
<td>C</td>
<td>Premier Apartment Living</td>
</tr>
<tr>
<td>A</td>
<td>Property Investment Company, LLC</td>
</tr>
<tr>
<td>B</td>
<td>The Finch Group</td>
</tr>
<tr>
<td>B+</td>
<td>Tower Press Development</td>
</tr>
<tr>
<td>A</td>
<td>University Circle Inc.</td>
</tr>
<tr>
<td>A</td>
<td>Uptown Leasing</td>
</tr>
<tr>
<td>B+</td>
<td>Waldorf Towers Apartments</td>
</tr>
<tr>
<td>B</td>
<td>Warehouse District</td>
</tr>
</tbody>
</table>

**LANDLORD GRADES**

Grades were assigned to landlords that received two or more reviews by using a combination of management ratings and overall ratings for the properties they manage. Letter grades correspond to the following:

- **A+**: Over 9.5
- **A**: 9.0-9.4
- **B+**: 8.0-8.9
- **B**: 7.0-7.9
- **C+**: 6.0-6.9
- **C**: 5.0-5.9

**THE RENTING PROCESS**

**Understanding**

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 coming from abroad, 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. 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 previous electrical/utility bills to get a feel for what 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.