Reviews and Advice from 250+ MBA Students

ROSS MBA

Housing Guide 2016-2017

- Housing Data
- Neighborhoods Explained
- Apartment Ratings
- Top Properties
- Brownstone Info
- Renter Resources

VeryApt
Intelligent Apartment Search
Where Ross MBA Students Live

- 22% West of State
- 21% SoHill/South U
- 17% Downtown
- 14% Yost/South of Stadium
- 26% Elsewhere in the Ann Arbor Area

Who Ross MBA Students Live With

- 29% Alone
- 49% Roommate (excluding spouse/partner)
- 22% Spouse/partner

*9% of Students live with pets
**4% of Students have children

What Types of Properties Ross MBA Students Live In

- 50% Mid- or High-rise Apartment Buildings
- 42% Standalone Apartment Units, Low-rises, and Houses
- 8% Mid- or High-rise Condo Buildings

What Size Residences Ross MBA Students Live In

- 8% Studios or Efficiencies
- 25% One Bedrooms
- 29% Two Bedrooms
- 38% Three or more Bedrooms

Distribution of Overall Ratings

<table>
<thead>
<tr>
<th>Rating</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>0-6.9</td>
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<tr>
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Average Rent by Apartment Size

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<td>$1,500</td>
</tr>
<tr>
<td>3BR</td>
<td>$3,400</td>
</tr>
</tbody>
</table>
CONTENTS

Housing facts
Our data on Ross MBA housing

Table of Contents
What’s in the 2016-2017 Ross MBA housing guide

VeryApt.com and Ann Arbor Overview
Using the VeryApt website alongside this guide with Scott Bierbryer, Co-Founder of VeryApt

Neighborhood Guides
West of State, SoHill/South U, Downtown, Yost/South of Stadium

Apartment Ratings
Compiled from 250+ student reviews

Most popular apartments
Highest rated apartments
Best for families
Best for pet owners
Best amenities
Best value

Renter resources, brownstones
Landlord grades, renting process explained, brownstones

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

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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 Ross School of Business. The responses and reviews presented are solely those of the survey respondents. VeryApt and the Ross School of Business 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 Ross School of Business 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 Ross MBA students, though this guide is not an official publication of the Ross School of Business. 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.
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 every person 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 business school, 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!

About the data in this guide

This guide was compiled from survey data of 250+ 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 Ann Arbor

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.
ANN ARBOR NEIGHBORHOODS
Explanations of the most popular neighborhoods for Ross MBA students

1 West of State
22% of Ross MBA students
West of State, also known as Elbel, is the most popular neighborhood for Ross students. The short commute to campus and great tailgating scene are a few reasons why.

2 South U/ SoHill
21% of Ross MBA students
South U and SoHill provide easy access to some of Ann Arbor’s best dining and nightlife options. The cost of rent can get more expensive in this area.

3 Downtown
17% of Ross MBA students
Downtown, which contains the historic neighborhood of Germantown, is a more-urban area with a sizeable community of graduate students and young professionals.

4 Yost/ S. of Stadium
14% of Ross MBA students
These suburban neighborhoods are great options for those looking for a more quiet living experience. That said, they’re more removed from campus and the popular nightlife spots.

Other Neighborhoods
Less than 10% each
5 Old Fourth Ward
6 North Campus
7 North Burns Park
8 Bryant Pattengill East
WEST OF STATE
Quick walk to campus and the Big House

LOCATIONS AND FEATURES
As its name suggests, West of State lies just west of State Street, and encompasses the athletic campus and its surrounding residential area. The residential neighborhood is often called Elbel, which carries west from State Street to 5th Street, and is bound by Madison Street to the north and Hoover Street to the south.

With easy access to The Big House, Athletic Campus, and Elbel Field, this neighborhood is a premier tailgating destination and the sounds of Michigan sports are always in the air. Class is an easy walk away, and if you're running late, just hop on the Commuter South bus on Hoover Avenue. West of State/Elbel is the most popular area for Ross students to live.

GETTING TO THE ROSS SCHOOL OF BUSINESS
- Easy walk to class
- Great tailgating
- Plenty of Ross students
- Access to Commuter South

WHAT'S GREAT
✓ Easy walk to class
✓ Great tailgating
✓ Plenty of Ross students
✓ Access to Commuter South

WHAT COULD BE BETTER
✗ People/party noise
✗ Limited dining options farther west
✗ State Street, the marching band, and the train can be loud
✗ Parking can be an issue

SIGNATURE SPOTS

Grocery
Whole Foods (~5 minute drive), Target (~10 minute drive)

Restaurants
Cottage Inn Pizza, Big Ten Burrito, Pizza Bob's, Rod's Diner

Entertainment
The Big House, Crisler Center

Fitness
Intramural Sports Building

Parks
Elbel Field
SOUTH U/ SOHILL
Prized destination for nightlife and dining

LOCATIONS AND FEATURES
South U is the pocket of bars, restaurants, shops, and apartments between South University Avenue and Hill Street, at the southeast corner of campus. Below South U is a residential area known as SoHill (South of Hill Street), which extends south to Wells Street, and runs east to west from Washentaw Avenue to Packard Street.

This area is loved for its easy access to class and popular Ross nightlife spots. Expect to be surrounded by high-energy social events like early morning game day parties, Ross get-togethers, and undergraduate Greek events. Rent tends to be higher in this area, but students often earn back some costs by renting out their parking spots.

GETTING TO THE ROSS SCHOOL OF BUSINESS

WHAT'S GREAT
✓ Easy walk to class
✓ Great nightlife
✓ Rent out parking spots to defray rent costs
✓ Plenty of restaurants

WHAT COULD BE BETTER
✗ Limited parking
✗ Rent can be a bit higher
✗ Noise from parties and loud music
✗ Street noise and foot traffic

SIGNATURE SPOTS

Grocery
Trader Joe’s (~5 minute drive)

Restaurants
Pizza House, Ayaka, Burger Fi, Brown Jug, Sadako

Shopping
Ulrich’s Books, Underground Printing

Entertainment
Rick’s American Cafe, Friend Karaoke, The Blue Leprechaun

Fitness
Och Fitness Center, aUM Yoga

Parks
Douglas Park
DOWNTOWN
Urban feel, with plenty of graduate students

LOCATIONS AND FEATURES
Downtown Ann Arbor is a business and residential district located just west of campus. It is generally bound by Huron Street to the north, Madison Street to the south, State Street to the east, and Packard Street to the west. Downtown includes the historic neighborhood of Germantown, which is home to many Ross students.

Packed with graduate students and young professionals, Downtown provides loft apartments, a classier nightlife scene, and some of the best shopping in the area. It’s also home to several UM landmarks like the Michigan Union and The Cube. On the downside, high parking costs and inconvenient grocery shopping have been issues for some residents.

WHAT’S GREAT
✓ Lots of graduate students and young professionals
✓ Busses leave from downtown, commute anywhere
✓ Loft apartments and houses
✓ Walk to bars on Main Street

WHAT COULD BE BETTER
✗ Often tough to get groceries
✗ Expect street noise
✗ Parking can be an issue
✗ Generally more expensive rents

GETTING TO THE ROSS SCHOOL OF BUSINESS

5 - 20 Minutes
5 - 10 Minutes
5 - 10 Minutes
5 - 10 Minutes

SIGNATURE SPOTS

Grocery
Babo Market, Whole Foods (~10 minute drive)

Entertainment
Michigan Theater, State Theater

Restaurants
Neo Papalis, Slurping Turtle, Sava’s, Knight’s, HopCat

Fitness
The Yoga Republic, Detroit Yoga, The Barre Code Ann Arbor

Shopping
Literati, Ragstock, Urban Outfitters, American Apparel

Parks
Hanover Square Park
YOST/ SOUTHERN OF STADIUM
Quiet suburban area a bit farther from campus

LOCATIONS AND FEATURES
Yost is broadly defined as the area between State Street and Packard Street, south of the State-Packard intersection. Farther south, Yost transitions into South of Stadium, which extends south past Stadium Boulevard.

Yost and South of Stadium are more removed from the go-to bars and restaurants on South U and Main St, but are both very accessible to the athletic campus. Residents praise these suburban neighborhoods for being peaceful and quiet. Getting to class from South of Stadium can be a pain, but the commute shortens if you live farther north in Yost.

WHAT'S GREAT
✓ Quiet
✓ Easy access to sports games
✓ Lots of graduate students
✓ Fewer undergrads

WHAT COULD BE BETTER
✗ Walk to class can get long
✗ Far away from bars
✗ Fewer restaurants the farther south you live
✗ No immediate access to shops

GETTING TO THE ROSS SCHOOL OF BUSINESS

- 5 - 40 Minutes
- 5 - 25 Minutes
- 5 - 15 Minutes
- 5 - 10 Minutes

SIGNATURE SPOTS

Grocery
Trader Joe's (~5 minute drive), Lucky's Market

Restaurants
Sushi Town, Bell's Pizza, Toarmina's

Entertainment
Yost Ice Arena
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

Living Situation Ratings
- **Families**: How people with partners and/or children rated the building.
- **Pets**: How pet owners rated the building.

Building Quality Ratings
- **Amenities**: In-room and building features beyond the basics.
- **Value**: Building quality given cost of rent.

### Key
- 
- Top 25% for a category
- Top 50%
- Bottom 50% (or N/A)
- Bottom 25%

### Pricing
- 
- $$$: $1,550+ average per renter
- $$: $1,350-1,549
- $: $1,150-1,349
- $: $1,149 and under

*Pricing may vary by unit type and availability.*

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<th>Top 5 for Families</th>
<th>Top 5 for Pets</th>
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</table>
MOST POPULAR

Buildings with the most Ross MBA students

READ MORE REVIEWS AT VERYAPT.COM

WHAT THE MOST POPULAR ROSS MBA STUDENT PROPERTIES TYPICALLY OFFER:

✓ Close to other students
✓ Convenient common spaces
✓ Easy access to campus
✓ Good value-to-amenity ratio

AVERAGE RENTS FOR THE MOST POPULAR PROPERTIES:

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<th>Style</th>
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</table>

MOST POPULAR NEIGHBORHOODS:

West of State
SoHill/South U

TOP FIVE

1ST MUNGER GRADUATE RESIDENCES 70+ STUDENTS
Downtown, 540 Thompson St

Review by Ross School of Business Student
This is one of the best places you can live, especially for the value and location. It opened this year and it is still basically new. It’s a great place to be and wonderful opportunity to connect with people from other schools/colleges at UM.

2ND WOODBURY GARDENS 50+ STUDENTS
Yost, 1245 Astor Ave

Review by Ross School of Business Student
Woodbury Gardens is the best combination of price, amenities, and location. The apartments are much larger and better appointed than those that are closer to campus. Key aspects that Woodbury is known for: in unit washer/dryer, lots of closet space, unfurnished, garbage disposal, dishwasher, central heating and A/C, free and abundant parking.

3RD FOREST PLAZA APARTMENTS 40+ STUDENTS
SoHill/South U, 715 S Forest Ave

Review by Ross School of Business Student
A lot of MBAs live at Forest Plaza which makes it nice. It is also very close to Ross and convenient to South U bars and restaurants. Building is old and management isn’t the greatest, but it’s a good deal for the part of town you are in.
EFFORTLESS LIVING REDEFINED

LIVE IN LUXURY AT AN AFFORDABLE PRICE

+ GET A $500 GIFT CARD AT MOVE-IN!

PET FRIENDLY WITH DOG PARK + RESORT-STYLE POOL
24-HOUR FITNESS CENTER + STARBUCKS COFFEE BAR

ROSS BUSINESS STUDENTS GET A $99 SECURITY DEPOSIT!

AMENITIES AND FEES SUBJECT TO CHANGE. WHILE SUPPLIES LAST.
HIGHEST RATED
Buildings with the best overall ratings

Read more reviews at veryapt.com

What Ross MBA students typically value in top properties:

- Great amenities
- Close to transit/campus
- Nearby nightlife
- Good value offering

Average rents for the highest rated properties:

<table>
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<tr>
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<th>Studio</th>
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Neighborhoods with the highest rated properties:

West of State
Downtown

Top Five

1. Harbor House
   - Downtown, 540 Thompson St
   - $5
   - 9.0 Overall Rating
   - Review by Chris M
   - We visited multiple apartment complexes last year during GBR and visited Harbor House on a whim. We’re so glad that we did! Here are a few of the things that helped us make our decision. Perks of Harbor House: Commute to campus: On our bikes (approx. 15-20 min) by car (approx. 7 min) or by bus (a bus line stops right in front of our property complex). Covered Parking. We’re originally from California so having covered parking was a must.

2. 133 Hill Street
   - West of State, 133 Hill St
   - $3
   - 8.9 Overall Rating
   - Review by Melanie
   - 10 min walk from Ross. Property built in 2009; modern amenities throughout the property (common spaces, bedrooms, bathrooms and laundry room). Prompt + responsive property management company. 10 min walk to the Big House and 2 min walk from the Bus.

3. 618 South Main
   - West of State, 618 S Main St
   - $5
   - 8.8 Overall Rating
   - Review by Ross School of Business Student
   - Great amenities, i.e. gym, coffee, lounge, and pool / hot tub. Management is very responsive. Building is brand new, and the location is close to campus + downtown.

STUDIO

<table>
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# Best for Families

Highest rated properties by couples and families

**Read more reviews at veryapt.com**

**What students with partners and children typically look for:**

- Safe and secure properties
- Close to parks
- Nearby parking
- Quiet properties

**Average rents for the highest rated family properties:**

<table>
<thead>
<tr>
<th>Type</th>
<th>1BR</th>
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**Most popular neighborhoods for students with families:**

- West of State
- SoHill/South U

## Top Five

### 1st

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
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<tbody>
<tr>
<td>618 South Main</td>
<td>8.8</td>
</tr>
</tbody>
</table>

**Review by** Ross School of Business Student

Nice apartments. Lot of MBA students live here. Decent gym. About 15 minute walk to Ross. Management is really nice. About 5 minute walk to Stadium and the Bus. 5-10 minute walk to restaurants on Main and Liberty streets.

### 2nd

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Village of Ann Arbor</td>
<td>8.6</td>
</tr>
</tbody>
</table>

**Review by** Tiago Lippi

I love our apartment layout. Great wardrobes, spacious and with large rooms and living room. The condominium staff is very fast in solving eventual apartment issues, even on weekends, and the condominium almost every other month offers free events to integrate inhabitants.

### 3rd

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ponds at Georgetown</td>
<td>8.5</td>
</tr>
</tbody>
</table>

**Review by** Adam L

I have loved my apartment. Although further away from campus than many other apartments. This is only a 15 minute bus ride away and busses come every 15 minutes. The management team is amazing, and the maintenance team fixes most, if not all, issues within an hour or two of the request coming in.

### 4th

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fritz Lofts</td>
<td>8.0</td>
</tr>
</tbody>
</table>

### 5th

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodbury Gardens</td>
<td>8.0</td>
</tr>
</tbody>
</table>
Tower Plaza Condominium

Studio, One- & Two-Bedroom Apartments

Soundproof, Secure, Roomy, and

Conveniently Located

a Few Blocks from Ross Business School

For Information:
Brian Tomsic
University Realty
734-663-1530
briantomsic@gmail.com
www.towerplaza.net
BEST FOR PET OWNERS

Highest rated properties by pet owners

Read more reviews at veryapt.com

What students with pets typically look for:

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

Average rents for highest rated properties by pet owners:

<table>
<thead>
<tr>
<th>Type</th>
<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1,100</td>
<td>$1,300</td>
<td>$1,800</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

Most popular neighborhoods for pet owners:

- West of State
- Yost

Top Five

1ST

618 South Main
West of State, 618 S Main St

8.8 Pet Rating

Review by Ross School of Business Student

Expensive, but pet friendly! We were hesitant to choose 618 South Main due to cost, but it was the only building we found in the downtown area that allowed dogs (a make or break for us). We’re very happy we chose to live here: it’s a great community of late 20s people (many Rossers, many dogs), and we love the location (close to Main Street shops & restaurants; 15 min walk to Ross).

2ND

Lake Village of Ann Arbor
Ann Arbor, 101 Lake Village Dr

8.6 Pet Rating

Review by Tiago L

Good and new apartments, really quick repair service for appliances. Very close to bus line 36 (just run on weekdays)

3RD

Ponds at Georgetown
Bryant Pattengill East, 2511 Packard Rd

8.5 Pet Rating

Review by Pat C

It's the best place/value if you're looking to have a little more space, live a little bit 'off campus' (but still has easy access to campus--15-20 minutes via bus), if you have a dog/pets (no size restrictions either), or a family. It’s right next to the AATA bus stop, which comes every 5-10 minutes, and door-to-door, takes less than 20 minutes to get to Ross.
**BEST AMENITIES**

Highest rated properties for amenities

**Read more reviews at veryapt.com**

**What top amenity properties typically offer**:

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

**Average rents for highest rated amenity properties**:

<table>
<thead>
<tr>
<th></th>
<th>STUDIO</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>$1,100</td>
<td>$1,300</td>
<td>$1,800</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

**Neighborhoods with highest rated properties for amenities**:

- West of State
- Downtown

**Top Five**

<table>
<thead>
<tr>
<th></th>
<th>Address</th>
<th>Amenities Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST</td>
<td><strong>618 South Main</strong></td>
<td>9.4</td>
</tr>
<tr>
<td>2nd</td>
<td><strong>Munger Graduate Residences</strong></td>
<td>9.3</td>
</tr>
<tr>
<td>3rd</td>
<td><strong>City Place</strong></td>
<td>9.9</td>
</tr>
<tr>
<td>4th</td>
<td><strong>133 Hill Street</strong></td>
<td>8.7</td>
</tr>
<tr>
<td>5th</td>
<td><strong>Varsity</strong></td>
<td>9.4</td>
</tr>
</tbody>
</table>

**Review by Ross School of Business Student**

Great amenities, i.e. gym, coffee, lounge, and pool / hot tub. Management is very responsive. Building is brand new, and the location is close to campus + downtown.

**Review by Ross School of Business Student**

The building is only a few years old and has all the amenities -- gym, in unit washer/dryer, rooftop lounge, daily Wall Street Journal. My unit was the model and never lived in thus extremely clean. Once inside my unit I love it! I brought my own furniture, but all the units come furnished, the stuff looks pretty decent.

**Review by Ross School of Business Student**

The Munger Graduate Residents is one of the best values on campus. For $850 per person you live in a fully furnished apartment that was built in 2015. It is fully upgraded with all the modern amenities, including two of every appliance in the kitchen and two large Smart TV’s that have cable and internet. The apartment also includes a washer and dryer. $850 is inclusive of all utilities and bills!
Best Value
Highest rated properties for value

Read more reviews at veryapt.com

What top value properties typically offer:

✅ Good price-to-space trade off
✅ Decent property maintenance
✅ Good location
✅ Solid amenities and basic features

Average rents for highest rated value properties:

West of State
Downtown

Top Five

<table>
<thead>
<tr>
<th>Location</th>
<th>Rating</th>
<th>Rents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Munger Graduate Residences</td>
<td>9.5</td>
<td>$1,100-$2,400</td>
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<td>Ponds at Georgetown</td>
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</tr>
<tr>
<td>133 Hill Street</td>
<td>8.7</td>
<td>$1,100-$2,400</td>
</tr>
<tr>
<td>507 Hill</td>
<td>8.7</td>
<td>$1,100-$2,400</td>
</tr>
<tr>
<td>1015 Vaughn St</td>
<td>8.5</td>
<td>$1,100-$2,400</td>
</tr>
</tbody>
</table>

Review by Vanessa C
Great value. Living in Munger has been a great experience. Everything you need under one roof. This comes in handy when you want to take a break from the Ross building (or can’t find an empty study room). This residence is more than I imagined for the price. In addition to a gym, store, study rooms, theater room and game room, you get to engage with students from a variety of disciplines.

Review by Pat C
It’s the best place/value if you’re looking to have a little more space, live a little bit “off campus” (but still has easy access to campus--15-20 minutes via bus), if you have a dog/pets (no size restrictions either), or a family.

Review by Melanie
10 min walk from Ross. Property built in 2009; modern amenities throughout the property (common spaces, bedrooms, bathrooms and laundry room). Prompt + responsive property management company. 10 min walk to the Big House and 2 min walk from the Bus.
BROWNSTONES & STANDALONE HOMES
Smaller properties and how to find them

ABOUT BROWNSTONES
Brownstones and standalone units are apartments or rental homes, often older buildings, usually a few stories tall at most. They typically do not have a doorman, elevator, or many amenities, but are often cheaper and more spacious than the apartment and condo units in larger high-rises.

FINDING A BROWNSTONE
Brownstones and standalone units can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Listings for July and August move-in dates typically become available in May, June, and July. You can find a unit by searching online listings, contacting a landlord directly, or using a local broker who works with multiple landlords.

MOST POPULAR LANDLORDS
If you’re set on a standalone unit, students in Ann Arbor typically lease from individuals and smaller landlords, so check recent listings to stay up to date on what’s available.

WHAT'S GREAT
- Lower rents
- Spacious floor plans
- Great for hosting
- 3+ bedrooms available

WHAT COULD BE BETTER
- No doorman
- Older buildings
- Few amenities
- Often farther from downtown/campus

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 fully refunding deposits.

Noise and Neighbors
Watch out for noisy neighbors or light sleepers who may not allow you to host parties. Sounds often travel well through older buildings and you can easily be disturbed by barking dogs, music, or construction.

Lease Terms
Leases with independent landlords are negotiable. Check your lease for restrictions on subletters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
LANDLORD GRADES AND THE RENTING PROCESS

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

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- **C+** 6.0-6.9
- **C** 5.0-5.9

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 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.