REVIEWS AND ADVICE
FROM 100+ LAW STUDENTS

UC IRVINE LAW

HOUSING GUIDE
2016-2017

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

VeryApt
Intelligent Apartment Search
Where UC Irvine Law Students Live

- 78% UC Irvine
- 6% Newport Beach
- 4% Rancho San Joaquin
- 4% Long Beach
- 8% Other

Who UC Irvine Law Students Live With

- 5% Alone
- 65% Roommate (excluding spouse/partner)
- 30% Spouse/partner

*16% of Students live with pets
**2% of Students have children

What Types of Properties UC Irvine Law Students Live In

- 75% Mid- or High-rise Apartment Buildings
- 21% Standalone Apartment Units, Low-rises, and Houses
- 4% Mid- or High-rise Condo Buildings

What Size Residences UC Irvine Law Students Live In

- 7% One Bedrooms
- 79% Two Bedrooms
- 14% Three or more Bedrooms

Distribution of Overall Ratings

<table>
<thead>
<tr>
<th>Rating</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-6.9</td>
<td>37%</td>
</tr>
<tr>
<td>7.0-7.9</td>
<td>19%</td>
</tr>
<tr>
<td>8.0-8.9</td>
<td>16%</td>
</tr>
<tr>
<td>9.0-10</td>
<td>28%</td>
</tr>
</tbody>
</table>

Average Rent by Apartment Size

<table>
<thead>
<tr>
<th>Size</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td>$1,350</td>
</tr>
<tr>
<td>2BR</td>
<td>$1,500</td>
</tr>
<tr>
<td>3BR+</td>
<td>$2,050</td>
</tr>
</tbody>
</table>
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Our data on UC Irvine Law housing

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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 UC Irvine Law. The responses and reviews presented are solely those of the survey respondents. VeryApt and UC Irvine Law 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 UC Irvine Law 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 UC Irvine Law students, though this guide is not an official publication of UC Irvine Law. 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.

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

Scott Bierbryer
scott@veryapt.com

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 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 Irvine.

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.
UC Irvine Neighborhoods

Most popular neighborhoods and nearby cities for UC Irvine Law Students

1. UC Irvine
   - 78% of UC Irvine Law Students
   - The neighborhood with the most UC Irvine Law students. Offers convenience to classes and various dining options. Apartments tend to provide greater value for money.

2. Newport Beach
   - 6% of UC Irvine Law Students
   - Farther from UC Irvine, which offers students an opportunity to escape the campus bubble. Quick and easy access to the beach and freeway.

3. Rancho San Joaquin
   - 4% of UC Irvine Law Students
   - Offers great shopping, dining, and entertainment options. Located near campus and provides a student-friendly atmosphere.

4. Long Beach
   - 4% of UC Irvine Law Students
   - Long beach is much farther away from campus. There’s a trade-off between taking on the much longer commute and enjoying a lively city with beautiful beaches.

Other Neighborhoods

- Less than 3% each
  - Turtle Ridge
  - Fountain Valley
  - El Camino Real

Percent of UC Irvine Law Students that live outside of the top 4 neighborhoods
UC IRVINE
Walk to class and live in a community of students

LOCATIONS AND FEATURES
The UC Irvine Campus is located to the east of University Research Park. It’s a nearly circular area that is generally bordered by University Drive to the north, Bonita Canyon Drive to the south, Culver Drive to the east and Route 73 to the west.

UC Irvine offers the closest commute to class, providing convenience, comfort, safety, and security. When you’re in a rush, hop on the school shuttle system, the Anteater Express. Campus also offers a variety of dining options, despite being located farther from the city and beach.

GETTING TO CLASS

<table>
<thead>
<tr>
<th>Mode</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walking</td>
<td>5 - 20 Minutes</td>
</tr>
<tr>
<td>Biking</td>
<td>Under 10 Minutes</td>
</tr>
<tr>
<td>Shuttle</td>
<td>5 - 15 Minutes</td>
</tr>
<tr>
<td>Driving</td>
<td>Under 10 Minutes</td>
</tr>
</tbody>
</table>

WHAT’S GREAT
✓ Feels extremely safe
✓ Easy walk to class
✓ Easy access to UCI Anteater shuttle
✓ Lots of great places to eat

WHAT COULD BE BETTER
✗ Not many nightlife options
✗ Limited nearby grocery options
✗ Feels a bit isolated from the city
✗ Far from the beach

SIGNATURE SPOTS

**Grocery**
Trader Joe’s, Albertsons, Pavilions

**Restaurants**
In-N-Out Burger, Blaze Fast-Fired Pizza

**Shopping**
Bike Religion, University Center, Alakazam Comics

**Entertainment**
Pie Society, Eureka, New Swan Theater

**Fitness**
Brandywine Student Center, 24 Hour Fitness

**Parks**
William R. Mason Park
NEWPORT BEACH
Beautiful beaches and stunning views

LOCATIONS AND FEATURES
Newport Beach is located east of Huntington Beach and south of Costa Mesa, John Wayne Airport, and the city of Irvine and UC Irvine’s campus. It is also bordered on the east by Crystal Cove State Park.

As one of Orange County’s most prestigious zip codes, Newport Beach provides breathtaking views and some of Southern California’s finest dining, shopping, and entertainment options. Students typically value the proximity to the beach and enjoy the quiet neighborhood and community.

WHAT’S GREAT
✔ Farther from the campus bubble
✔ Proximity to beaches
✔ Safe neighborhood
✔ Easy access to the freeway

WHAT COULD BE BETTER
✗ Expensive rental fees
✗ Farther away from campus
✗ Limited visitor parking
✗ Chaotic during tourist season

GETTING TO CLASS
70 - 80 Minutes
25 - 35 Minutes
30 - 40 Minutes
10 - 20 Minutes

SIGNATURE SPOTS

Grocery
Ralphs, Sprouts Farmers Market

Restaurants
Jacks Fusion Sushi, Chixy Natural, La Cave

Shopping
Bardot, Barclay Butera, Westcliff Plaza

Entertainment
Wild Good Tavern, Center Stage Entertainment

Fitness
Equinox, Yoga Center of California, On Center Conditioning

Parks
Peninsula Park, Castaways Park
RANCHO SAN JOAQUIN

LOCATIONS AND FEATURES

Rancho San Joaquin/University Town Center begins at the intersection of Harvard Avenue and Michelson Drive and extends south to Campus Drive. This region is bordered on the east by Culver Drive and the west by the San Diego Creek.

Popular among students, this area offers proximity to the UC Irvine campus. Within walking distance in the community are several shopping centers, providing residents and students convenience to various amenities. When you're feeling active, you can get some fresh air at the William R. Mason Park and the University Trail.

WHAT'S GREAT

- Proximity to campus
- Several shopping centers
- Student-friendly
- Various restaurant and entertainment options

WHAT COULD BE BETTER

- Relatively expensive to commute elsewhere
- Fewer law students
- Farther from the city
- Nightlife can be limited

GETTING TO CLASS

- Walking: 20 - 40 Minutes
- Biking: 5 - 20 Minutes
- Bus: 25 - 35 Minutes
- Car: Under 10 Minutes

SIGNATURE SPOTS

Grocery
- Trader Joe's

Restaurants
- Hen House Grill, Ginas Pizza & Pastaria, Eureka!

Shopping
- University Center, Tokyo Japanese Lifestyle, Urban Guerilla

Entertainment
- Edwards University Town Center 6, Boomers, Focus Dance Center

Fitness
- Racquet Club of Irvine Advantage Tennis Academy

Parks
- William R. Mason Regional Park, Rancho San Joaquin Golf Course
LONG BEACH
Lively city much farther from campus

LOCATIONS AND FEATURES
As the second largest city in the Greater Los Angeles Area, Long Beach borders Orange County on its southeast edge and is located south of downtown Los Angeles. It also completely surrounds the city of Signal Hill.

With its proximity to beaches, Long Beach also provides great dining, a wide array of shopping plazas, and a variety of entertainment and nightlife options. While some enjoy the escape from Orange County, students living in Long Beach should expect a much longer commute to class.

GETTING TO CLASS

<table>
<thead>
<tr>
<th>Mode</th>
<th>Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>120+</td>
<td></td>
</tr>
<tr>
<td>120+</td>
<td></td>
</tr>
<tr>
<td>25 - 40</td>
<td></td>
</tr>
</tbody>
</table>

WHAT'S GREAT
✓ Lively city environment
✓ Dining and nightlife options
✓ Great beaches
✓ Nice change-up from Orange County

WHAT COULD BE BETTER
✗ Much farther from campus
✗ Harder to socialize with other students
✗ A bit isolated from other cities
✗ Public transportation can be a pain

SIGNATURE SPOTS

**Grocery**
Whole Foods, Vons, Ralphs

**Restaurants**
Cafe’ Sevilla, Gladstone’s, Rock Bottom

**Shopping**
The Pike Outlets, 4th Street Retro Row

**Entertainment**
Harvelle’s, The Laugh Factory, The Stave Bar

**Fitness**
Long Beach Fitness, CrossFit Long Beach

**Parks**
Bixby Park, Marina Vista Park, Beach Fitness
# Apartment Ratings

**About Our Categories**

**Property Type**
- **Apartment (Apt)**: Properties with one building manager. Often have consistent pricing/features.
- **Condo**: Properties with multiple owners. Lease terms and features can vary significantly by unit.

**Key Building Factor Ratings**
- **Overall Rating**: Overall feedback on building quality.
- **Popularity**: Properties with the most UCI Law Students.

## Building Quality Ratings

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

## Living Situation Ratings

- **Pets**: How pet owners rated the building.

## Pricing

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Overall Rating</th>
<th>Price Range</th>
<th>Top 4 - Most Popular</th>
<th>Top 3 - Pets</th>
<th>Top 3 - Value</th>
<th>Top 3 - Amenities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newport North Apartments</td>
<td>Apt 10</td>
<td>$$$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palo Verde</td>
<td>Apt 6.5</td>
<td>$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pinnacle at MacArthur Place</td>
<td>Apt 9</td>
<td>$$$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Puerta del Sol</td>
<td>Apt 9</td>
<td>$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rancho San Joaquin</td>
<td>Apt 6</td>
<td>$$$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Turtle Ridge</td>
<td>Apt 8</td>
<td>$$$$</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Valley Park</td>
<td>Apt 8</td>
<td>$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Verano Place</td>
<td>Apt 7.1</td>
<td>$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villa Siena</td>
<td>Apt 7.9</td>
<td>$$$$</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Vista Del Campo</td>
<td>Apt 9</td>
<td>$</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Pricing may vary by unit type and availability.*
MOST POPULAR
Buildings with the most Irvine Law students

READ MORE REVIEWS AT VERYAPT.COM

What Irvine Law students typically look for:

- ✓ Lots of Irvine Law students
- ✓ Excellent location
- ✓ Affordable apartments with solid amenities

MOST POPULAR NEIGHBORHOODS
- UC Irvine
- Newport Beach

TOP 10

<table>
<thead>
<tr>
<th>Rank</th>
<th>Name</th>
<th>Students</th>
<th>Review by</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td><strong>Palo Verde</strong></td>
<td>45+</td>
<td>UC Irvine Law Student</td>
<td>Living in Palo Verde has its perks. I was opposed to living on campus initially, but it is so much more affordable than anything in Irvine, Newport Beach, or Costa Mesa. My apartment is extremely spacious, and has: a full kitchen; two bathrooms; a walk-in hallway closet; and lots of windows and good airflow. It’s within walking distance of campus (10 minutes to law school), the gym (5 minutes), and a 10 minute drive from the beach.</td>
</tr>
<tr>
<td>2nd</td>
<td><strong>Verano Place</strong></td>
<td>35+</td>
<td>UC Irvine Law Student</td>
<td>“I live in new Verano and I it’s great. I only rated the social scale low because it’s family oriented and I don’t have children, but I also don’t have any issues with this or mind. I think there just isn’t a very large social scene for younger apartment renters. Facilities is responsive, the apartment front desk is very helpful and nice, and the facilities are perfect for me.”</td>
</tr>
<tr>
<td>3rd</td>
<td><strong>Vista Del Campo</strong></td>
<td>15+</td>
<td>UC Irvine Graduate Student</td>
<td>Relatively quiet. Good clean living conditions. all utilities paid for. Laundry machines in the actual room. Very quick turnaround on fixes if a work order is opened...</td>
</tr>
</tbody>
</table>

UC Irvine, 7000 Palo Verde Rd

UC Irvine, 6529 Adobe Cir

UC Irvine, 62600 Arroyo Dr

UC Irvine, 62600 Arroyo Dr
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 Irvine Law
- Nearby stores/grocery
- Excellent management

STUDIO
$1400

1BR
$1700

2BR
$1900

3BR
$2600

TOP 5

1ST
NEWPORT NORTH APARTMENTS
Newport Beach, 2 Milano Dr

9.5 OVERALL RATING

Review by Anonymous

“Newport North is great. They have pet friendly apartments if you have a dog, and there is plenty of parking for visitors. There are also two gyms and three swimming pools.”

2ND
PINNACLE AT MACARTHUR PLACE
Santa Ana, 31 E Macarthur Cres

9.0 OVERALL RATING

Review by UC Irvine Law Student

“My apartment community is clean and modern with a 24-hour gym and a pool and spa area with cabanas. All of the staff are extremely helpful and pleasant. Rent is at or below market price for the square footage and amenities provided.”

3RD
TURTLE RIDGE
Turtle Ridge, 100 Turtle Crest Dr

8.7 OVERALL RATING

Review by Jerod

“Super nice location for commuting to UCI and really good value. Farmer market across the street is a great and access to major roads is simple.”

4TH
PUERTA DEL SOL

8.0 OVERALL RATING

4TH
VALLEY PARK

8.0 OVERALL RATING
**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**

- **STUDIO** $1100
- **1BR** $1500
- **2BR** $1900
- **3BR** $2200

**TOP 5**

1. **Newport North Apartments**
   - Newport Beach, 2 Milano Dr
   - Pet Rating: 10.0
   - Review by Anonymous
   - “Newport North is great. They have pet friendly apartments if you have a dog, and there is plenty of parking for visitors. There are also two gyms and three swimming pools.”

2. **Turtle Ridge**
   - Turtle Ridge, 100 Turtle Crest Dr
   - Pet Rating: 9.0
   - Review by UC Irvine Law Student
   - “Very quiet apartment community with mostly older working professional neighbors. Extra storage as each unit comes with a garage included. Pool area is beautiful and always clean, gym is small but functional with cardio equipment. It is gated, which is not really necessary in Irvine but adds to the overall safe community feeling. Cannot beat the 5 minute commute to school which is good to be off campus without being too far. Expensive for a 1 bedroom, but the location is convenient, units and grounds are clean, and the units have their own washer and dryer.”

3. **Valley Park**
   - Fountain Valley, 17300 Euclid St
   - Pet Rating: 9.0
   - Review by UC Irvine Law Student
   - “Great experience”
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 Irvine 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.
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

**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:

**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 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.