REVIEW AND ADVICE FROM 1,000+ STUDENTS

PENN GRAD

HOUSING GUIDE 2015-2016

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

VeryApt
Intelligent Apartment Search
Where Penn Grad Students Live

- 40% Rittenhouse/Fitler Square
- 30% University City
- 17% Broader Center City
- 9% Graduate Hospital
- 4% Elsewhere in Philly area

Who Penn Grad Students Live With

- 37% Alone
- 40% Roommate (excluding spouse/partner)
- 23% Spouse/partner

*15% of students live with pets
**4% of students have children

What Types of Properties Penn Grad Students Live In

- 54% Mid- or High-rise Apartment Buildings
- 36% Standalone Apartment Units, Low-rises, and houses
- 10% Mid- or High-rise Condo Buildings

What Size Residences Penn Grad Students Live In

- 17% Studios or Efficiencies
- 36% One Bedrooms
- 26% Two Bedrooms
- 21% Three or more Bedrooms

Distribution of Overall Ratings

<table>
<thead>
<tr>
<th>Rating Range</th>
<th>0-6.9</th>
<th>7.0-7.9</th>
<th>8.0-8.9</th>
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<tbody>
<tr>
<td>Percentage</td>
<td>14%</td>
<td>21%</td>
<td>32%</td>
<td>33%</td>
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Average Rent by Apartment Size

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<tr>
<th>Apartment Size</th>
<th>Rent</th>
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<tbody>
<tr>
<td>Studio</td>
<td>$1,300</td>
</tr>
<tr>
<td>1BR</td>
<td>$1,800</td>
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<tr>
<td>2BR</td>
<td>$2,150</td>
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<tr>
<td>3BR</td>
<td>$3,400</td>
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</table>

Rent versus Own

- RENT: 98%
- OWN: 2%

Most Frequent Transit Method

- Driving/Cab: 4%
- Public Transit: 30%
- Walking: 47%
- Bike/Other: 19%
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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

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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 University of Pennsylvania. The responses and reviews presented are solely those of the survey respondents. VeryApt and University of Pennsylvania 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 University of Pennsylvania 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 Penn Grad students, though this guide is not an official publication of University of Pennsylvania. 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 two years ago. After the initial excitement of getting accepted into business school at UPenn 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 in Philly. I really didn’t know anything about the city, so I approached every person I knew at UPenn 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 UPenn 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.

One year 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.

We’re still in beta, so please reach out to us if you experience any issues. 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!
THE TOP FOUR PENN GRAD NEIGHBORHOODS

1. **Rittenhouse/Fitler Square**
   - 40% of students
   - The Rittenhouse Square area is close to public transportation and offers a vibrant night life. That said, students pay a premium to live here.

2. **University City**
   - 30% of students
   - Boasts a short walk to campus and close proximity to other students at different universities and programs. Many brownstone options offer a great value, but nightlife options are more limited.

3. **Broader Center City**
   - 17% of students
   - Offers great shopping, dining, and nightlife but is a bit farther away from campus and events than Rittenhouse and Fitler Squares are.

4. **Graduate Hospital**
   - 9% of students
   - A popular location for all types of UPenn graduate students. Quiet and cozy but still accessible to campus and downtown nightlife.

Other Neighborhoods

- <2% of students each

5. **Northern Liberties**
6. **Old City**
7. **Society Hill**
8. **Bella Vista**

Percentage of surveyed Penn Grad students who live outside of the top 4 neighborhoods.
Rittenhouse Square and Fitler Square
Great downtown atmosphere but pricier housing options

LOCATION AND FEATURES

Rittenhouse Square is located in the southwest corner of Center City, east of campus. Rittenhouse Square starts south around South Street and runs north to Market Street. It’s bound by Broad Street on the east and 21st Street on the west. Fitler Square has the same north and south boundaries but continues west from 21st Street to the Schuylkill River.

This neighborhood is home to a large number of MBA, law, and medical students. While the neighborhood is among the priciest in Philadelphia, it also boasts some of the best restaurants, shopping, and nightlife. Students typically value being as close to Rittenhouse Square park as possible and often pay a premium for this location.

WHAT'S GREAT

- Many grad students
- Mix of parks and metro areas
- Close to attractions/shopping
- Vibrant nightlife, great restaurants

WHAT COULD BE BETTER

- High rents for Philly
- Limited parking
- Insular feel
- Far walk to campus

GETTING TO UPENN

- 25-35 Minutes
- 10-20 Minutes
- 10-15 Minutes
- 5-15 Minutes

SIGNATURE SPOTS

Parks
Rittenhouse Square, Schuylkill River, Fitler Square

Fitness
Body Cycle Spinning Studio, Philly Power Yoga, Flywheel

Pets
Schuylkill River Dog Run, Rittenhouse Square Pet Supply

Beauty
Rescue Rittenhouse, Salon Bass, Rinse

Grocery
Di Bruno Bros, Trader Joes, Rittenhouse Market

Dining
Capogiro Gelato, Shake Shack, Audrey Claire
University City

Pay less for rent and always walk to campus

Location and Features

University City is part of “West Philly” and refers to the area surrounding UPenn, Drexel, and the University of Sciences. University City is defined broadly as the region from the Schuylkill River west to about 50th Street.

University City offers the closest proximity to campus and is very affordable. Many grad students prefer to live closer to the downtown area, but University City offers many cheap housing options and guarantees a short walk to campus. In particular, many students find affordable brownstones in Spruce Hill to the south and Walnut Hill to the west.

Getting to UPenn

- Under 5 Minutes
- Under 5 Minutes
- Under 5 Minutes
- Under 5 Minutes

What’s Great

- Short commute to campus
- Lots of students nearby
- Affordable housing options
- Diverse atmosphere

What Could Be Better

- School-heavy experience
- Far from city attractions
- Large number of undergrads
- Isolated from downtown events and community

Signature Spots

Parks
- Drexel Park
- Penn Park
- Clark Park

Fitness
- Pottruck Fitness Center
- Power Yoga
- Barre Focus

Pets
- Baltimore Pet Shoppe

Beauty
- Adolf Biecker Studio
- Joseph Anthony Hairstyling

Grocery
- Fresh Grocer
- Seven Eleven
- 1920 Commons

Dining
- White Dog Cafe
- The Spot Truck
**LOCATION AND FEATURES**

Excluding Rittenhouse Square and Fitler Square, Center City is bound by the Schuylkill River on the west and 6th Street to the east. South to north, Center City begins around Lombard Street and ends near Vine Street. Center City contains Logan Square, Franklin Square, and Washington Square. Rittenhouse Square and Fitler Square are also technically part of Center City and have a significantly higher concentration of students.

Living outside of Rittenhouse Square and Fitler Square in Center City allows students to explore more-affordable options while still remaining close to great shopping, nightlife, and restaurants. That said, school events can still be quite far from certain spots in broader Center City.

**WHAT'S GREAT**

- Wide variety of housing
- Vibrant night life
- Near attractions and shopping
- Affordable housing options

**WHAT COULD BE BETTER**

- Still relatively expensive
- Can be far from UPenn events
- Limited parking
- Tough walk to campus

**GETTING TO UPENN**

- **Walking**: 30-60 Minutes
- **Bike**: 10-20 Minutes
- **Bus**: 10-25 Minutes
- **Car**: 10-30 Minutes

**SIGNATURE SPOTS**

**Parks**
- Logan Square, Washington Square, Franklin Square

**Fitness**
- Sweat, Sporting Club at the Bellevue, Crossfit

**Pets**
- Litterpaw Pet Supply, Pampered Pooch

**Beauty**
- Groom, The King of Shave, South Street Barbers

**Grocery**
- Whole Foods, Vegan Tree

**Dining**
- El Vez, Tria, Mercator, Garces Trading Company
GRADUATE HOSPITAL
Quiet and within walking distance to campus and Center City

LOCATION AND FEATURES
From the north to south, Graduate Hospital begins around South Street and ends at Washington Avenue. Graduate Hospital is bound on the east by Broad Street and the west by the Schuylkill River.

Graduate Hospital is often preferred by families and students looking for a quieter area that still is accessible to both campus and the downtown scene. Many graduate students from a variety of programs live here, making it a great option for students looking to meet people from other programs and universities.

WHAT'S GREAT
✔ Accessible to campus/downtown
✔ Quiet neighborhood
✔ Nice mix of graduate students
✔ Affordable housing options

WHAT COULD BE BETTER
✖ Outside of active downtown
✖ More-limited transit options
✖ Areas still under development
✖ Can be a far walk to campus

GETTING TO UPENN

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<th>Mode</th>
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<tr>
<td>Walking</td>
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<td>Bike</td>
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<td>Bus</td>
<td>15-25 Minutes</td>
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<tr>
<td>Car</td>
<td>5-10 Minutes</td>
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</table>

SIGNATURE SPOTS

Parks
Schuylkill River Park, Julian Abele Park

Fitness
Schuylkill Running Trail, City Fitness, YMCA

Pets
Schuylkill River Dog Run

Beauty
Rinse, Salon Bass, Aqua Salon

Grocery
Big 8 Supermarket, Kim Van Grocery and Deli

Dining
Ants Pants Café, Honey’s Sit ‘N Eat, Pub & Kitchen
## Benign Content

### ABOUT OUR CATEGORIES

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Key Building Factor Ratings</th>
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<tr>
<td><strong>Apartment (Apt)</strong></td>
<td>Overall Rating: Overall feedback on building quality. Properties with one building manager. Often have consistent pricing/features.</td>
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<tr>
<td><strong>Condo</strong></td>
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### Living Situation Ratings

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<th>Rating</th>
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<tr>
<td>Roommates</td>
<td>How students with roommates rated the building</td>
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<tr>
<td>Families</td>
<td>How students with partners and/or children rated the building</td>
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### Building Quality Ratings

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<th>Factor</th>
<th>Rating</th>
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<tr>
<td>Management</td>
<td>Maintenance and service quality</td>
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<tr>
<td>Amenities</td>
<td>In-room and building features beyond the basics</td>
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<tr>
<td>Value</td>
<td>Building quality given cost of rent</td>
</tr>
<tr>
<td>Social</td>
<td>Building community and social scene</td>
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### Apartment Ratings

<table>
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<tr>
<th>Property Name</th>
<th>Type</th>
<th>Overall Rating</th>
<th>Price Range</th>
<th>Top 5 for Roommates</th>
<th>Top 5 for Families</th>
<th>Top 5 for Pets</th>
<th>Amenities</th>
<th>Value</th>
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<td>1501 Locust</td>
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<td>$</td>
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<tr>
<td>The Westbury</td>
<td>Apt</td>
<td>7.7</td>
<td>$</td>
<td></td>
<td>Top 5 for Roommates</td>
<td>Top 5 for Families</td>
<td>$$$</td>
<td></td>
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<td>Top 5 for Roommates</td>
<td>Top 5 for Families</td>
<td>$$$</td>
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</tr>
</tbody>
</table>
MOST POPULAR

Properties with the most Penn grad students
READ MORE REVIEWS AT VERYAPT.COM

WHAT THE MOST POPULAR PENN GRAD PROPERTIES TYPICALLY OFFER:

- Close to public transit
- Convenient common spaces
- Close to restaurants/nightlife
- Well-maintained facilities

MOST POPULAR NEIGHBORHOODS:
Rittenhouse/Fitler Square
University City

TOP TEN

1ST
2116 CHESTNUT
Fitler Square, 2116 Chestnut St
$$$
50+ STUDENTS

Review by Kate, Wharton MBA ’16
2116 Chestnut is a brand new luxury high rise with amazing amenities (gym, conference rooms, party rooms, etc.). It’s very convenient to 2401, pub, Trader Joe’s, the trolley/subway, and the bus to campus. There are a ton of Wharton students in the building, too. It’s a little pricey, but you get what you pay for.

2ND
2400 CHESTNUT APARTMENTS
Fitler Square, 2400 Chestnut St
$$$ | 30+ STUDENTS

Review by Penn Graduate Student
Central location between campus and Rittenhouse square. Amenities kept in good condition and no major complaints but nothing spectacular. Nice features - internet and cable (moderate quality) included, doorman 24/7, gym. Mostly grad students (med, law, etc.)

3RD
THE WANAMAKER HOUSE
Fitler Square, 2020 Walnut St
$$ | 25+ STUDENTS

Review by Penn Graduate Student
The Wanamaker is by far the best location in Center City b/c it is only a 20-25 min walk to campus and only 3 min from Rittenhouse Sq. It is great to have a gym on the top floor, esp. during the winter months. Don’t be allured by the pool though - you probably wont use it. Doormen and staff are very friendly.
BUILDINGS WITH THE BEST OVERALL RATINGS

**THE LOFTS AT 1835 ARCH STREET**
Logan Square, 1835 Arch St

**NAVAL SQUARE**
Graduate Hospital, 1 Academy Cir

**THE TOWNHOUSE APARTMENTS**
Rittenhouse Square, 301 S 19th St

**Academy House**

**Edgewater**

**1600 Chestnut**

**Domus**

**Parc Rittenhouse**

**2116 Chestnut**

**Icon**

**WHAT Penn Grad STUDENTS TYPICALLY VALUE IN TOP PROPERTIES:**

- High-end amenities
- Close to public transit
- Nearby stores/grocery
- Excellent management

**NEIGHBORHOODS WITH THE HIGHEST RATED PROPERTIES:**

Rittenhouse/Fitler Square
University City

**TOP TEN**

1. **THE LOFTS AT 1835 ARCH STREET**
9.5 OVERALL RATING

2. **NAVAL SQUARE**
9.2 OVERALL RATING

3. **THE TOWNHOUSE APARTMENTS**
9.1 OVERALL RATING

4. **Academy House**
9.8 OVERALL RATING

4. **Edgewater**
9.8 OVERALL RATING

4. **1600 Chestnut**
9.8 OVERALL RATING

4. **Domus**
9.8 OVERALL RATING

4. **Parc Rittenhouse**
9.8 OVERALL RATING

9. **2116 Chestnut**
8.9 OVERALL RATING

10. **Icon**
8.8 OVERALL RATING

**REVIEW BY** Wharton MBA '15
A lot of people think Arch Street is way too far, but it’s not. It’s a five-minute walk to Rittenhouse Square and it is close to the trolley station at 19th/Market, so getting to campus is easy (and more convenient than getting on an overcrowded bus on Walnut).

**Review by** Penn Medicine
The complex feels somewhat exclusive, but has some very nice perks (pool, gym, easy package delivery). I’ve lived there for 2 years now and plan to move next year, but it really is a great location. All in all, its a nice place to live, but feels a little cut off from the surrounding area.

**Review by** Alexandra, Penn ‘15
Absolutely love my studio - I came from NYC so this studio at 500 square feet is significantly larger than my last place. Building management is amazing - the landlord responds to emails immediately and maintenance requests are taken care of usually the same day.


BEST FOR FAMILIES

Highest rated properties by couples and families

READ MORE REVIEWS AT VERYAPT.COM

WHAT PENN GRAD STUDENTS WITH PARTNERS AND CHILDREN TYPICALLY LOOK FOR:

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

AVERAGE RENTS FOR THE HIGHEST RATED FAMILY PROPERTIES:

<table>
<thead>
<tr>
<th>Type</th>
<th>Studio</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Rent</td>
<td>$1,200</td>
<td>$1,600</td>
<td>$2,500</td>
<td>$3,900</td>
</tr>
</tbody>
</table>

MOST POPULAR NEIGHBORHOODS FOR PENN GRAD STUDENT FAMILIES:

University City
Rittenhouse/Fitler Square

TOP FIVE

1ST 1501 LOCUST 10.0 FAMILY RATING
Rittenhouse Square, 1501 Locust St

Review by UPenn Grad Student
Great 1br + study with 1.5 baths, modern kitchen, lovely finishing, euro laundry. Responsive landlord. Great option for a couple looking for extra space compared to a 1br. Living area is great for group dinners and entertaining.

1ST THE BELGRAVIA CONDOS 10.0 FAMILY RATING
Rittenhouse Square, 1811 Chestnut St

Review by UPenn Grad Student
The Belgravia is an amazing place to live (if a unit is available)! There are only 52 units and most are owned, but people occasionally sublet. The location is close by everything you need, the doormen and management are always friendly, and I have always felt safe. The location is definitely walkable to campus without being right by campus.

3RD THE TOWNHOUSE APARTMENTS 9.1 FAMILY RATING
Rittenhouse Square, 301 S 19th St

Review by Clayton, Graduate Student ’15
It’s a beautiful old building with nice high ceilings and moldings, and nice wood floors. The doormen and staff are extremely friendly and helpful, as is the landlord herself. They also have a guy help you move in and out, which is great.
BEST FOR ROOMMATES

Highest rated properties by students with roommates

READ MORE REVIEWS AT VERYAPT.COM

WHAT PENN GRAD STUDENTS WITH ROOMMATES TYPICALLY LOOK FOR:

- Spacious floorplans
- Multi-bedroom options
- Affordable price range
- Near public transit

AVERAGE RENTS FOR HIGHEST RATED PROPERTIES BY ROOMMATES:

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<tr>
<th></th>
<th>STUDIO</th>
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<th>3BR</th>
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<tr>
<td>Rental</td>
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<td>$2,500</td>
<td>$3,600</td>
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</table>

MOST POPULAR NEIGHBORHOODS FOR PENN GRAD STUDENTS WITH ROOMMATES:

Rittenhouse/Fitler Square
Graduate Hospital

TOP FIVE

<table>
<thead>
<tr>
<th>RANK</th>
<th>PROPERTY</th>
<th>RATING</th>
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</thead>
<tbody>
<tr>
<td>1ST</td>
<td>Naval Square</td>
<td>9.2 RMMATES RATING</td>
</tr>
<tr>
<td>2ND</td>
<td>The Townhouse Apartments</td>
<td>9.8 RMMATES RATING</td>
</tr>
<tr>
<td>2ND</td>
<td>2116 Chestnut</td>
<td>9.8 RMMATES RATING</td>
</tr>
<tr>
<td>2ND</td>
<td>Rittenhouse</td>
<td>9.8 RMMATES RATING</td>
</tr>
<tr>
<td>5TH</td>
<td>Icon</td>
<td>8.5 RMMATES RATING</td>
</tr>
</tbody>
</table>

1ST Naval Square
Graduate Hospital, 1 Academy Cir

Review by Shannon, Graduate Student ’14

Naval Square is amazing. The condo comes with a parking space, access to gym and outdoor pool access. The location is very nice with a large green space in front, active management and dog friendly. It is also very family friendly.

2ND The Townhouse Apartments
Rittenhouse Square, 301 S 19th St

Review by Wharton MBA ’16

I love my one bedroom in The Townhouse Apartment. It’s spacious, has great light and I got a unit with a recently renovated bathroom and kitchen. Be sure to ask about that because not all of the bathrooms and kitchens have been renovated.

2ND 2116 Chestnut
Fitler Square, 2116 Chestnut St

Review by Philippe B.

Great value for money, studios and 1 bedrooms are a bit expensive, but the two bedroom is just great! The building is 2 years old and amenities are great!
**BEST FOR PET OWNERS**

Highest rated properties by pet owners

**READ MORE REVIEWS AT VERYAPT.COM**

**WHAT PENN GRAD STUDENTS WITH PETS TYPICALLY LOOK FOR:**

- Pet friendly properties
- 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>1BR</th>
<th>2BR</th>
<th>3BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUDIO</td>
<td>$1,200</td>
<td>$1,600</td>
<td>$2,500</td>
</tr>
<tr>
<td>1BR</td>
<td>$1,600</td>
<td>$2,500</td>
<td>$3,900</td>
</tr>
</tbody>
</table>

**MOST POPULAR NEIGHBORHOODS FOR PENN GRAD PET OWNERS:**

- Rittenhouse/Fitler Square
- University City

**TOP FIVE**

1. **DOMUS**
   - University City, 3411 Chestnut St
   - 9.0 Pet Rating
   - $$$$$
   - Review by Penn Law Student
     - I love living at Domus. It's close to school but unfortunately far from the action of center city and the rest of Philadelphia. It's perfect for a pet owner - it's a $30 monthly fee. However, because it's pet-friendly, you'll be dealing with everyone else's noisy dogs too. It's a beautiful building with great amenities including a pool and movie theater, but might not be worth the rent premium.

2. **PARC RITTENHOUSE**
   - Rittenhouse Square, 225 S 18th St
   - 9.0 Pet Rating
   - $$$$$
   - Review by Anonymous
     - Awesome building with amazing amenities (gym, roof deck, pools, function room) and incredibly nice doorman. On the pricier side but you get a lot for the money.

3. **2116 CHESTNUT**
   - Fitler Square, 2116 Chestnut St
   - 8.9 Pet Rating
   - $$$$$
   - Review by Wharton MBA ’16
     - A little on the pricier side, but definitely worth it, especially if you have a dog.

4. **THE SANSOM**
   - 8.4 Pet Rating

5. **2400 CHESTNUT APARTMENTS**
   - 8.4 Pet Rating
BEST AMENITIES

Buildings with the highest amenities ratings

Read more reviews at veryapt.com

Featured Building

EVO AT CIRA CENTRE SOUTH

- 24-hour Front Desk
- Fitness Center
- Granite Countertops
- Rooftop Pool
- Modern Kitchens
- Game Room

LOCATION
University City, 2930 Chestnut Street

PRICING
$$$

DESCRIPTION

Evo is a one-of-a-kind, all-inclusive, luxury student and young professional housing option that offers the best of the best for students living in Philadelphia. Evo residents have the excitement of the city at their fingertips as well as the amenities to make life easy and fun. Evo residents live in an exclusive community with a vibe to match. From its stunning rooftop pool views, to a 24-hour gym, study lounges and private bedrooms and bathrooms, Evo is the premiere student and young professional housing option.

THE LOFTS AT 1835 ARCH STREET

Logan Square, 1835 Arch St

Pricing
$$$

Amenities Rating
9.5

Review by Wharton MBA

Huge 840 sq ft apt, right outside trolley line on 19th and Market. Get to school in 12 mins. In unit washer/dryer. Stainless steel appliances. Temperature control in apt is amazing. 24 hr door man, maintenance team really quick to fix stuff.

DOMUS

University City, 3411 Chestnut St

Pricing
$$$

Amenities Rating
9.5

Review by Tiago M.

Domus is a new, high-end apartment building in the University City district. New and impressively well-managed and well-maintained. It features a seasonal swimming pool, a poolside grilling area with 2 char-broil grills, study rooms, a card room, a decent gym, a conference center with wi-fi internet and printer, and a theater room.

NAVAL SQUARE

9.5 AMENITIES RATING

2116 CHESTNUT

9.4 AMENITIES RATING

ICON

9.4 AMENITIES RATING

PARC RITTENHOUSE

9.3 AMENITIES RATING

1900 ARCH STREET

9.0 AMENITIES RATING

1600 CHESTNUT

9.0 AMENITIES RATING

1500 LOCUST

8.7 AMENITIES RATING

222 RITTENHOUSE

8.6 AMENITIES RATING
The Carlyle is a luxury apartment building located one block from Rittenhouse Square. The Carlyle offers one, two and three bedroom homes. All residences offer old world charm, and many have been recently updated with hardwood floors, granite countertops, wood cabinetry and stainless steel appliances. The Carlyle is steps away from some of the city’s best restaurants, Walnut Street shopping and public transportation.

Building with the highest value ratings

1ST
**The Westbury**
Rittenhouse Square, 271 S 15th St

- $9.7
- **Review by** Wharton MBA ’16
- Overall I love living here. It’s a little bit farther from school than most other places, but you get a huge space for ~$500 less than anywhere else. Management is incredibly responsive, everything works well.

2ND
**The Versailles**
Rittenhouse Square, 1530 Locust St

- $9.4
- **Review by** Wharton MBA ’16
- Doorman, elevators, and a ton of space for very cheap. Only issue is that they are definitely older apartments, and therefore have small quirks—older appliances, clogged drains sometimes, etc. But the management company is really great and deals with any issues very quickly.

3RD
**The Sterling Apartments**

- 9.2 VALUE RATING

4TH
**The Fairfax**

- 9.2 VALUE RATING

5TH
**The Lofts at 1835 Arch Street**

- 9.2 VALUE RATING

6TH
**Naval Square**

- 9.8 VALUE RATING

7TH
**The Townhouse Apartments**

- 8.8 VALUE RATING

8TH
**The Wellington**

- 8.7 VALUE RATING

9TH
**1600 Chestnut**

- 8.7 VALUE RATING

10TH
**2400 Chestnut Apartments**

- 8.5 VALUE RATING

**BEST VALUE**

**Buildings with the highest value ratings**

**Read more reviews at veryapt.com**
BEST FOR SOCIAL EXPERIENCE

Buildings with the highest social ratings

Read more reviews at veryapt.com

**Featured Building: The Sansom**

**Location**
Rittenhouse Square, 1605 Sansom Street

**Pricing**
$$$$

**Amenities**
- 24-hour Front Desk
- Indoor Bicycle Parking
- Stainless Steel Appliances
- Central A/C
- Fitness Center
- Washer/Dryer in Unit

**Description**
The Sansom offers both access to and refuge from the fast pace of city living. The Sansom is located just northeast of Rittenhouse Square, in the heart of one of Philadelphia’s most vibrant neighborhoods. With ready access to some of the city’s best retailers, restaurants and employers, residents of The Sansom will likewise appreciate its location “just off the beaten path” on Sansom Street.

---

**1ST**

**2116 Chestnut**
Fitler Square, 2116 Chestnut St

**Social Rating**
9.3

**Pricing**
$$$$

**Review by Graduate Student**
Brand new building! Nicest building that I have lived in. Full in unit laundry every unit, all floor to ceiling windows, marble counters, state of the art gym, business center with 3 conference rooms and FREE color printing, huge outdoor deck with 2 large stainless steel grills, outdoor hot tub, large social room with huge TV.

---

**2ND**

**Rittenhouse Claridge**
Rittenhouse Square, 201 S 18th St

**Social Rating**
9.0

**Pricing**
$$$$

**Review by Wharton MBA Student**
A great location and value if you don’t mind having a slightly outdated apartment. Management is friendly and easy to deal with.

---

**ICON**

**Social Rating**
8.7

**1700 Walnut**

**Social Rating**
8.7

**The Wanamaker House**

**Social Rating**
8.4

**2400 Chestnut Apartments**

**Social Rating**
8.1

**The Lofts at 1835 Arch Street**

**Social Rating**
8.8

**Naval Square**

**Social Rating**
8.8

**Parc Rittenhouse**

**Social Rating**
7.8

**The Rittenhouse Savoy**

**Social Rating**
7.8
Brownstones are apartments in older buildings, typically a few stories tall. 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 can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Brownstone listings for July and August move-in dates typically become available in May, June, and July. You can find a brownstone by searching online listings, contacting a landlord directly, or using a local broker who works with multiple landlords.

Most Popular Brownstone Landlords

If you’re set on a brownstone, Penn Grad students have leased from many landlords, but here are the most popular from the last year: Rittenhouse Management Company, University City Housing, AMC Delancey, Greenzang Properties, OCF Realty

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.

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 campus/downtown
LANDLORD GRADES AND THE RENTING PROCESS

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage from the Penn Grad surveys. Letter grades correspond to the following:

<table>
<thead>
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<th>Grade</th>
<th>Landlord</th>
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<tbody>
<tr>
<td>A</td>
<td>2400 Chestnut Associates</td>
</tr>
<tr>
<td>B</td>
<td>AIMCO</td>
</tr>
<tr>
<td>B+</td>
<td>Alan Klein</td>
</tr>
<tr>
<td>A</td>
<td>Allan Domb</td>
</tr>
<tr>
<td>B</td>
<td>Alvin Shapiro</td>
</tr>
<tr>
<td>C+</td>
<td>AMC Delancey</td>
</tr>
<tr>
<td>B</td>
<td>Bozzuto</td>
</tr>
<tr>
<td>C</td>
<td>Campus Apartments</td>
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<tr>
<td>A</td>
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<td>A</td>
<td>Forest City</td>
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<tr>
<td>C+</td>
<td>Greenzang Properties</td>
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<td>A</td>
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<td>Pearl Properties</td>
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<td>B+</td>
<td>UDR</td>
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<td>B+</td>
<td>University City Housing</td>
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LANDLORD GRADES

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<table>
<thead>
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<th>Grade</th>
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<td>9.0-9.4</td>
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<tr>
<td>A</td>
<td>9.0-9.4</td>
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<tr>
<td>B+</td>
<td>8.0-8.9</td>
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<tr>
<td>B</td>
<td>7.0-7.9</td>
</tr>
<tr>
<td>C</td>
<td>6.0-6.9</td>
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<tr>
<td>C+</td>
<td>6.0-6.9</td>
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<tr>
<td>C</td>
<td>5.0-5.9</td>
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<tr>
<td>D</td>
<td>4.0-4.9</td>
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<tr>
<td>D+</td>
<td>4.0-4.9</td>
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<tr>
<td>D</td>
<td>2.0-3.9</td>
</tr>
<tr>
<td>F</td>
<td>Below 2.0</td>
</tr>
</tbody>
</table>

If this is your first time renting, here is a heads up on what the process is like:

THE RENTING PROCESS

APPLICATION PROCESS

You will be asked to fill out an application for an apartment. Likely this will include an application fee ($30-50) and potentially a deposit (up to one month’s rent). If you’re an international student, you may have to provide alternate information - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

AFTER YOU’RE APPROVED

A landlord will often ask for a security deposit and prepaid rent. A landlord typically charges up to two months’ rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you give proper notification that you are moving out (typically 60-90 days), the landlord has 30 days to return the security deposit at the end of the lease. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

WHAT TO LOOK OUT FOR

Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about previous electrical/utility bills to get a feel for additional monthly costs. 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.