

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

DELAWARE LAW SCHOOL

HOUSING GUIDE 2026

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



VeryApt

Intelligent Apartment Search

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Our data on housing

NEIGHBORHOODS OVERVIEW

Most popular neighborhoods for Delaware Law School students

- North Wilmington
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- Brandywine Hills
- On-Campus

DATA TABLE

Compiled from Delaware Law School student reviews

APARTMENT RATINGS

Top apartments, based on the feedback of Delaware Law School students

- Most Popular
- Highest Rated
- Best for Amenities
- Best for Value

GETTING THE MOST OUT OF THE GUIDE



Start with the Housing Facts section. This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



Read about different neighborhoods and narrow down your search to parts of the city that you like most.



Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



Visit VeryApt.com to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Wilmington. We asked Delaware Law School students to rate their apartments on a scale of 1-10 across six categories:



Overall



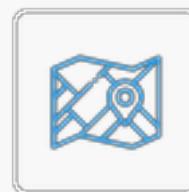
Value



Management



Amenities



Location



Safety

Based on their feedback, we compiled a list of the best apartment buildings for Delaware Law School students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

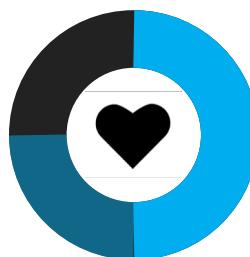
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where Delaware Law students live



50%	North Wilmington
15%	Trolley Square
5%	West Chester
5%	Brandywine Hills
25%	Other

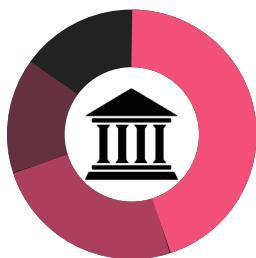
Who Delaware Law students live with



50%	Alone
25%	Spouse/partner
25%	Roommate (excluding spouse/partner)

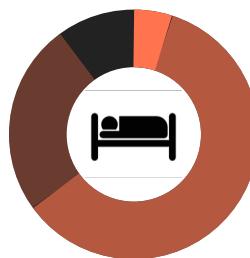
37% of Delaware Law students live with pets

What type of properties Delaware Law students live in



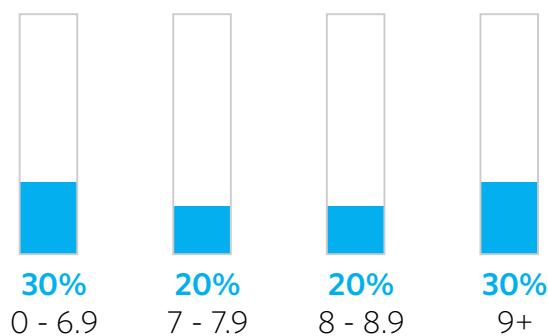
45%	Large property (50+ units)
25%	Single family home
15%	Mid-size property (10-49 units)
15%	Small property (2-9 units)

What size residences Delaware Law students live in

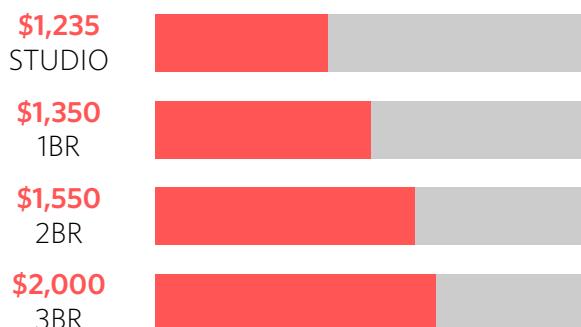


5%	Studios
60%	One bedrooms
25%	Two bedrooms
10%	Three or more bedrooms

Distribution of property ratings



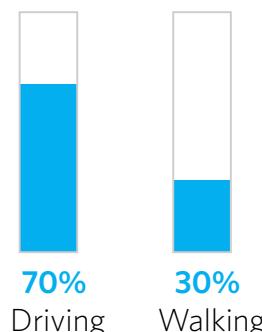
Average rent by apartment size



Rent versus own



Commute methods



Renter Guide

and Rental Calculator



1 IDENTIFY YOUR MONTHLY BUDGET

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

60-90 Days

Before Moving

2 CHECK YOUR CREDIT

And find a guarantor if your credit score does not meet the requirements.

3 REACH OUT TO APARTMENT BUILDINGS

And landlords to learn more and set up tours.

4 GATHER FUNDS

For up-front costs that come with renting.

- › Prepare to pay an application fee, security deposit, and first/last month's rent.

5 APPLY FOR AN APARTMENT

30-60 Days

Before Moving

- › Landlords and apartment managers will know unit availability at least 60 days out from your lease start date.
- › Make sure the properties you tour have units available for your move-in date.

6 SIGN A LEASE

If you find something you like and it fits your budget.

7 FIND MOVERS

And arrange dates.

8 FIND LONG-TERM PARKING

If you have a vehicle.

9 SIGN A LEASE

If you haven't already.

15-30 Days

Before Moving

10 MAKE SURE ALL UP-FRONT COSTS ARE PAID

11 CHANGE YOUR MAILING ADDRESS

12 TRANSFER OR CANCEL YOUR EXISTING UTILITIES

13 GET RENTER'S INSURANCE

Through a number of reliable companies. Your landlord may suggest some.

14 PREP AND FIND FURNITURE



15

INSPECT YOUR NEW APARTMENT



16

GET WIFI



17

SET UP A STUDY SPACE!

Right After

Moving

15 16 17 Right After Moving

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Delaware Law School students



1 North Wilmington

50% of Delaware Law School students

The majority of Delaware Law students live north of downtown for its proximity to campus. In many cases, students live in apartments that are only two-three minutes from campus. In the northern neighborhoods of Wilmington, you can find shopping centers, apartment complexes, and easy access to major highways.

2 Trolley Square

15% of Delaware Law School students

For students who want to live closer to the heart of the city, the Trolley Square neighborhood is a popular, yet quiet option. Trolley Square provides great access to everything - restaurants, grocery stores, and parks. Many places in Trolley Square are just steps from Brandywine Park/Creek for those who want easy access to outdoor activities.

Other Neighborhoods

3 West Chester

5% of Delaware Law School students

West Chester is a lively town in southeastern PA. This is a good option for students who want a suburban feel, but still want to live in an area with plenty to do. Since the area is home to West Chester University, there are many restaurant and shopping options. Delaware Law students can get to campus in under 25 minutes.

4 Brandywine Hills

5% of Delaware Law School students

Brandywine Hills is a small, quiet area that lies about 5 miles southeast of campus. This is a good area to choose if you want separation from campus but not a downtown feel. Brandywine Hills is close to a number of parks, including Rockwood Park, which offer hiking trails and access to outdoor recreational activities.

5 On-Campus

6 Malvern

7 Newark

8 Hilltop

9 Chadds Ford

10 Exton

North Wilmington

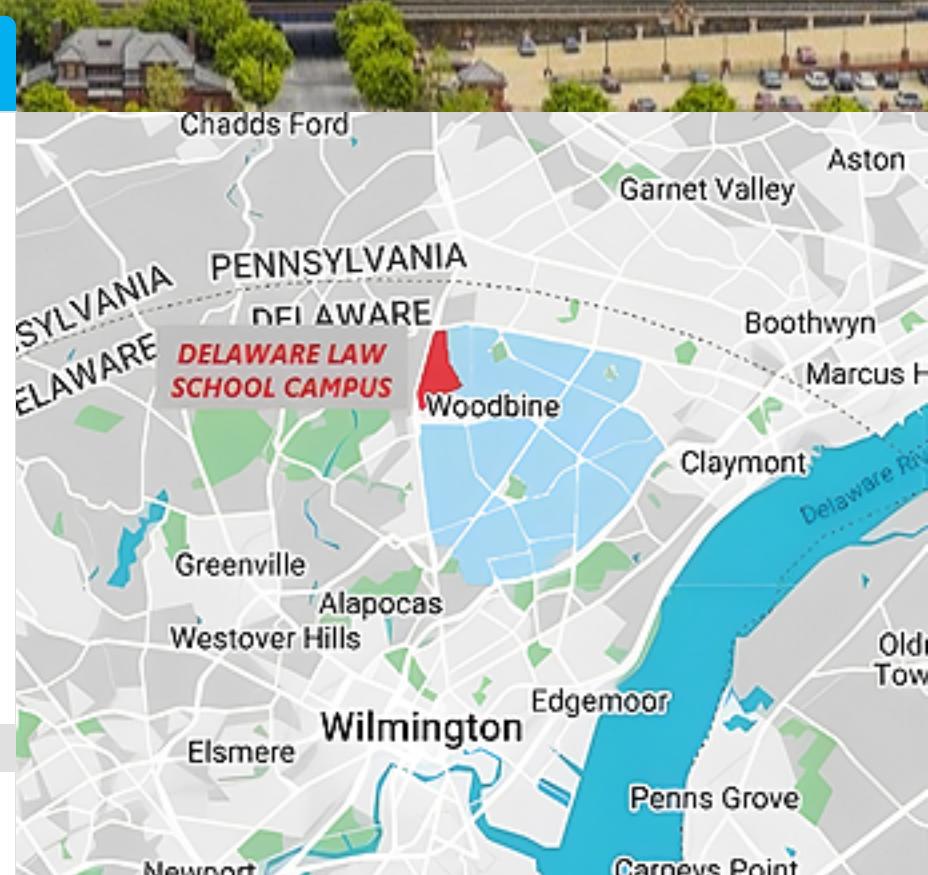
Close to Campus

ABOUT NORTH WILMINGTON

Wilmington is a small riverfront city just southwest of Philadelphia. The majority of Delaware Law students live north of downtown for its proximity to campus. In many cases, students live in apartments that are only two-three minutes from campus. In the northern neighborhoods of Wilmington, you can find shopping centers, apartment complexes, and easy access to major highways. Most students suggest using a car to get around this area.

MEDIAN RENTS IN NORTH WILMINGTON

\$950	\$1,150	\$1,400
Studio	1 Bedroom	2 Bedroom



WHAT RESIDENTS THINK ABOUT NORTH WILMINGTON



Review by Delaware Law Student

📍 THE CONCORD

Plenty of shopping and restaurant options. Right next to a shopping plaza with a grocery store. Also, right off of 202, so it is easy to get anywhere!



Review by Delaware Law Student

📍 BW HUNDRED

The complex is in a secluded area where there are a lot of trees and animals. Easy to get anywhere with a car.

Trolley Square

Quiet but Fun Neighborhood Closer to Downtown Wilmington

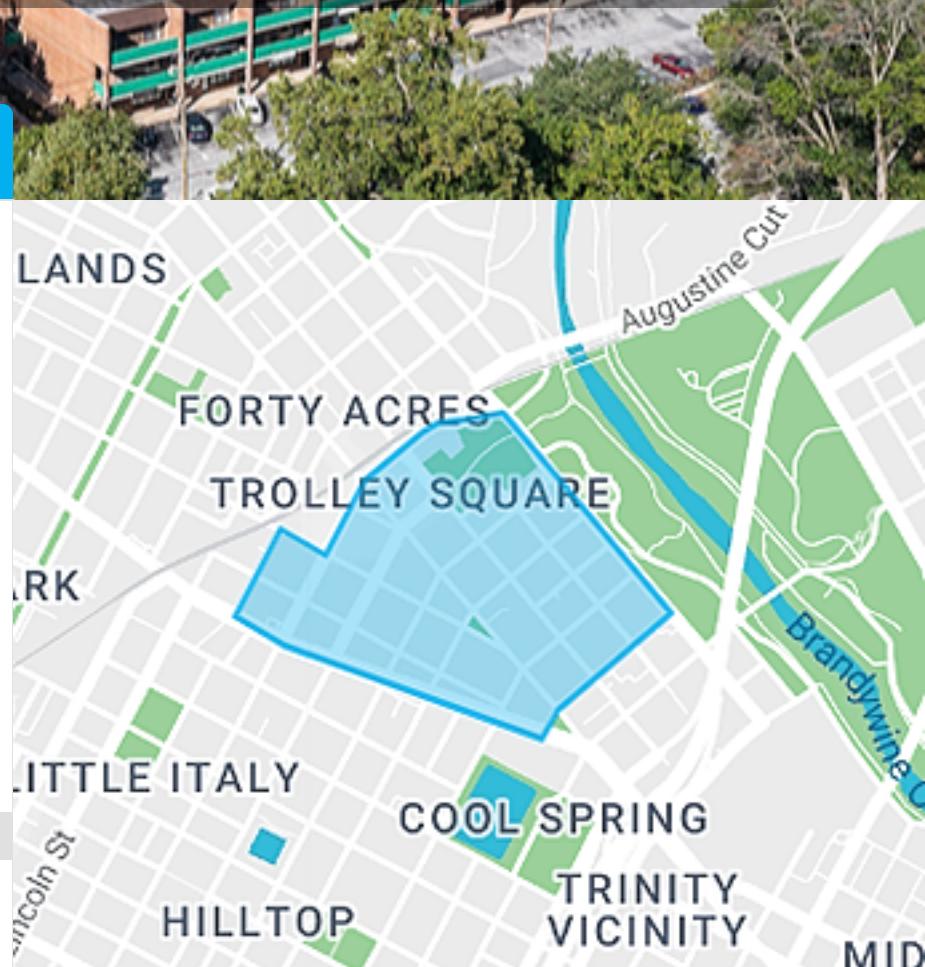
ABOUT TROLLEY SQUARE

For students who want to live closer to the heart of the city, the Trolley Square neighborhood is a popular, yet quiet option.

Trolley Square provides great access to everything - restaurants, grocery stores, and parks. Many places in Trolley Square are just steps from Brandywine Park/Creek for those who want easy access to outdoor activities. Having a car or taking public transit when living in Trolley Square is ideal as it is about a 15-minute drive to campus.

MEDIAN RENTS IN TROLLEY SQUARE

\$975 Studio	\$1,150 1 Bedroom	\$1,450 2 Bedroom
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WHAT RESIDENTS THINK ABOUT TROLLEY SQUARE



Review by **Delaware Law Student**

Trolley Square is definitely a good environment for those in post-graduate programs or just entering their careers. The bars on Delaware Avenue are fun, but they definitely get rowdy. No concerns about safety during the daytime, but I am more conscious of activity after it gets dark.



Review by **Delaware Law Student**

PARQ

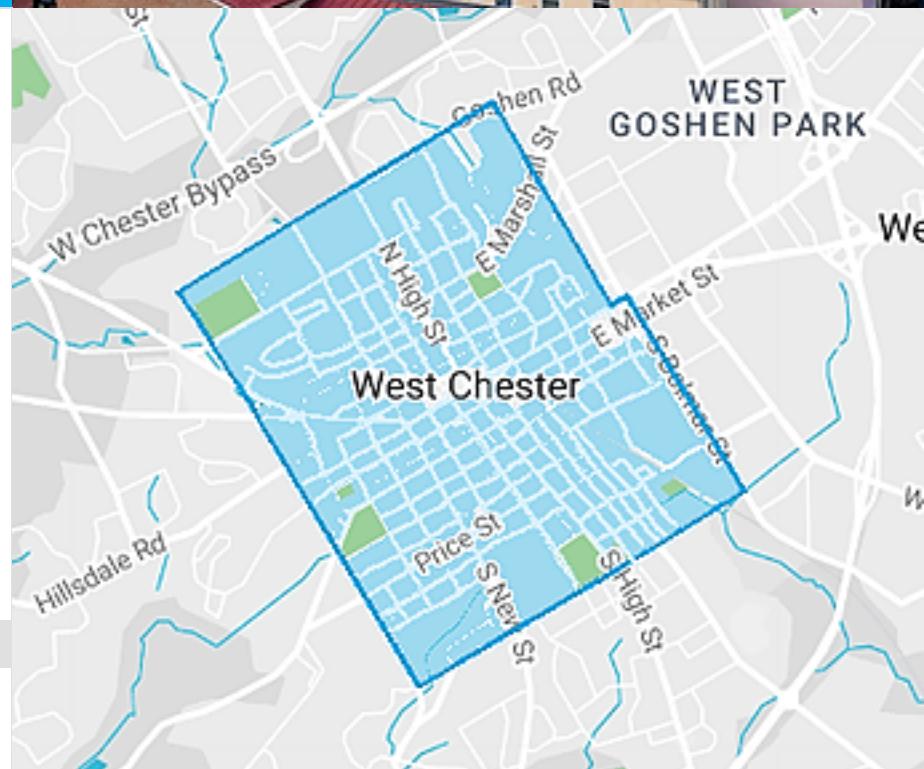
Very nice neighborhood. There are a few nice bars within a block of the building to watch games at, and stores for most needs are also very close by.

West Chester

College Town with Bustling Downtown Area

ABOUT WEST CHESTER

West Chester is a lively town in southeastern PA. This is a good option for students who want a suburban feel, but still want to live in an area with plenty to do. Since the area is home to West Chester University, there are many restaurant and shopping options. Brick lined sidewalks in the downtown area are a popular characteristic of West Chester. Delaware Law students can get to campus in under 25 minutes - an area best for students who have a car.



MEDIAN RENTS IN WEST CHESTER

\$900	\$1,050	\$1,300
Studio	1 Bedroom	2 Bedroom

WHAT RESIDENTS THINK ABOUT WEST CHESTER



Review by [Delaware Law Student](#) JEFFERSON AT WT

Lots of things to do. Close to everything. Safe area.



Review by [Delaware Law Student](#) BECKON COLL.

Very nice and friendly area. Quiet area, but it can get busy in the downtown area since WCU students are usually out and about.

Brandywine Hills

Small Residential Area

ABOUT BRANDYWINE HILLS

Brandywine Hills is a small, quiet area that lies about 5 miles southeast of campus. This is a good area to choose if you want separation from campus but not a downtown feel.

Brandywine Hills is close to a number of parks, including Rockwood Park, which offer hiking trails and access to outdoor recreational activities. Food options in the area are tough to find, so having a car is recommended if living in this neighborhood.



MEDIAN RENTS IN BRANDYWINE HILLS

\$1,000 Studio	\$1,500 1 Bedroom	\$2,000 2 Bedroom
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WHAT RESIDENTS THINK ABOUT BRANDYWINE HILLS



Review by [Delaware Law Student](#) EVERGREEN APTS

No issues with the neighborhood. It's fairly quiet. Parking isn't the best... there's sometimes difficulty finding a spot.



Review by [Delaware Law Student](#) EVERGREEN APTS

Quiet area. Not too much around other than my apartment complex, but it is a close drive to campus, and if I wanted to get food.

On-Campus

An Ideal Place to Live and Learn

ABOUT ON-CAMPUS

Delaware Law On-Campus Housing provides the ultimate convenience. It's no wonder so many students choose to call campus their home! Single occupancy resident hall rooms, along with one- and two-bedroom townhomes are located immediately adjacent to the main law building on the Law School's 34-acre suburban campus. Centrally located within walking distance of a shopping mall, grocery stores, and multiple restaurants, on-campus housing provides many retail and dining options. Free ample parking, plenty of green space and an on-campus gym round out just some of the many amenities.

MEDIAN RENTS IN ON-CAMPUS

\$800	\$1,120	\$1,360
Studio	1 Bedroom	2 Bedroom



WHAT RESIDENTS THINK ABOUT ON-CAMPUS



Review by Delaware Law Student CONCORD HALL

Living on campus is nice; it's very convenient when it comes to being able to sleep in a little later or if you forget anything and need to run back between classes. There's always something going on campus, so it's wonderful to be able to stay involved while not being far from home.



Review by Delaware Law Student CONCORD HALL

There are many different bars, restaurants, and retail stores in this area. There is a shopping center within walking distance. It is very busy, and the traffic can get loud. However, the campus itself is quiet and well-maintained. Also, there are several nature parks in the area that offer walking trails and beautiful views. They offer a peaceful escape from the stresses of law school.

APARTMENT RATINGS

KEY

••••	Excellent for a category	\$\$\$\$	\$1820+ per renter
•••	Great	\$\$\$	\$1620- \$1819
••	Average	\$\$	\$1420- \$1619
•	Below average	\$	< \$1420

* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
101 Avenue of the Arts	Apt	9.8	\$\$\$		✓	••••	••••	••••	••••	••••	••••
101 Dupont Place	Apt	8.0	\$\$\$	✓	✓	••	••••	••••	••••	••••	••••
2000 Penn	Apt	9.0	\$\$\$\$	✓	✓	✓	••••	••••	••	•••	••••
Beckon Collective	Apt	9.8	\$\$\$		✓	••••	••••	••••	••••	••••	••••
Brandywine Apartments	Apt	6.9	\$	✓	✓	••	••	••	••	••	••
Brandywine Hundred	Apt	9.0	\$			•••	••	••••	••	••••	••••
Cavalier Country Club Apartments	Apt	7.0	\$\$		✓	✓	•••	••••	••	••••	
Concord Residence Hall	Apt	7.0	\$		✓	••	••	••	•••	•••	•••
Crosby Hill	Apt	8.0	\$\$\$\$			••	•••	••	•••	••	
Evergreen Apartments at Brandywine Hills	Apt	6.0	\$			••	••	••	••	••	••
Fourteen-O-One Condos	Condo	8.5	\$			••••	••	••••	••	••••	
Jefferson at Westtown	Apt	8.0	\$\$\$			•••	•••	•••	••••	••••	
Manchester Arms Apartments	Apt	9.0	\$	✓		••••	••	••••	•••	••••	
PARQ at The Square	Apt	8.1	\$\$	✓	✓	•••	••	••	•••	••	••
Painters Crossing	Condo	7.0	\$			•••	••	••	•••	•••	•••
River House Apartments	Apt	9.6	\$\$\$			••••	••••	••••	••••	••••	•••
Rockwood Apartments	Apt	9.7	\$\$	✓		••••	••••	••••	••	••••	

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

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
SDK Stratford Apartments	Apt	6.0	\$			••	••	••	•	••	••
Shipley Hall	Apt	6.2	\$			••	•	•••	••	•••	•••
Spring House at Brandywine	Apt	10.0	\$\$\$		✓	•••	•••	•••	••	••	••
The Concord	Apt	8.6	\$\$\$	✓	✓	✓	••	•••	•	••••	•••
The Mayfair Apartments	Apt	8.0	\$			••	•••	••••	••	••	•••
The Metropolitan Wynnefield	Apt	6.0	\$			••	•	••	••	••	••
The National at Old City	Condo	10.0	\$\$\$			••••	••••	••••	••••	••••	•••
The Point at Exton	Apt	9.0	\$\$\$\$			•••	••••	•••	••••	•••	•••
The Point at Glen Mills	Apt	9.0	\$\$\$\$			•••	••••	••	••	••	•••
The Residences at Mid-Town Park	Apt	8.0	\$\$		✓	••••	•••	•	•	•	•••
Top of the Hill Apartments	Apt	8.0	\$\$			••	••	••	••	••	••
On-Campus Townhouse	TH	8.5	\$			••••	•••	••	••	••	••
Valley Run Townhomes and Apartments	Apt	6.0	\$\$			••	•	•	•	•	••
Village at Fox Point	Apt	8.0	\$\$			••••	••••	•••	•••	••	••

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 Estimated # of students in the building.

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

Management Maintenance and service quality.

Amenities In-room and building features beyond the basics.

Value Building quality given cost of rent.

Social Building community and social scene.

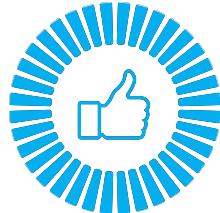
Safety Building neighborhood safety.

MOST POPULAR

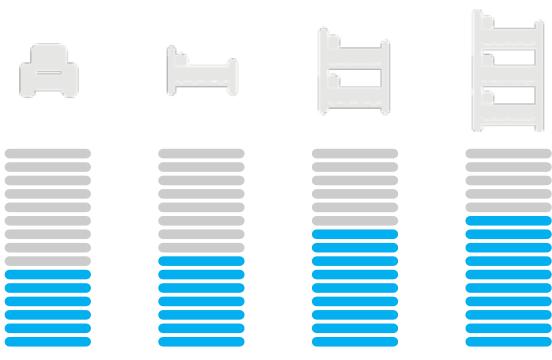
Buildings with the most Delaware Law School students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:



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



Studio	1 BR	2 BR	3 BR
\$1,235	\$1,350	\$1,550	\$2,000

TOP 5

1 st		THE CONCORD	6+ PEOPLE
2 nd		PARQ AT THE SQUARE	5+ PEOPLE
3 rd		BRANDYWINE APARTMENTS	4+ PEOPLE
4 th		101 DUPONT PLACE	3+ PEOPLE
5 th		2000 PENN	2+ PEOPLE

1st

THE CONCORD

Wilmington, 3575 Silverside Rd

\$\$\$

6+
PEOPLE



Review by *Delaware Law Student*

"The apartment complex is great. It's quiet, and the people who live here are extremely nice. The only major issue with the complex would have to be the parking situation, depending on which building you are in. Everything in the apartment is electric, so there is no gas bill to worry about. There is a pool and a gym area, which are great amenities that are included with the building. The apartments themselves are spacious, and there are no major problems with the buildings or units. Everything is fairly new, depending on the building as well."

2nd

PARQ AT THE SQUARE

Wilmington, 1303 Delaware Ave

\$\$

5+
PEOPLE



Review by *Delaware Law Student*

"Besides some small things due to it being an old building, I enjoy living here. Utilities being included in rent is a huge plus, and parking is available on the ground level or in a garage spot about a block and a half away. I've had to have maintenance done for minor things, but they respond very quickly to the requests, usually within a day. The neighborhood is also very nice, and I have a good view of downtown from my window."

3rd

BRANDYWINE APARTMENTS

Wilmington, 2726 Jacqueline Dr

\$

4+
PEOPLE



Review by *Delaware Law Student*

"I have had no issues with my apartment and have a den that I use as my office for law school work."

HIGHEST RATED

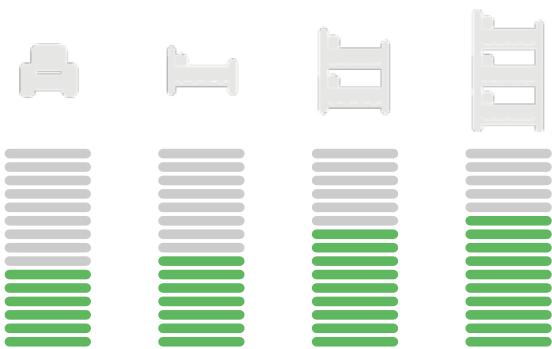
Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,235	\$1,385	\$1,650	\$2,200

TOP 5

1 st		BECKON COLLECTIVE	9.9 OVERALL RATING
2 nd		101 AVENUE OF THE ARTS	9.8 OVERALL RATING
3 rd		ROCKWOOD APARTMENTS	9.7 OVERALL RATING
4 th		RIVER HOUSE APARTMENTS	9.6 OVERALL RATING
5 th		THE POINT AT GLEN MILLS	9.0 OVERALL RATING

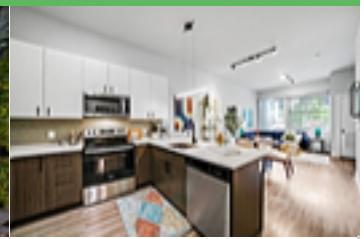
1st

BECKON COLLECTIVE

West Chester, 956 S Matlack St

\$\$\$

9.9
OVERALL
RATING



Review by **Delaware Law Student**

"The building is filled with lots of college students who go to West Chester University. Super nice building with great amenities."

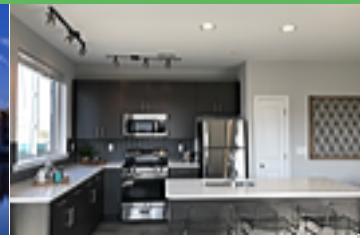
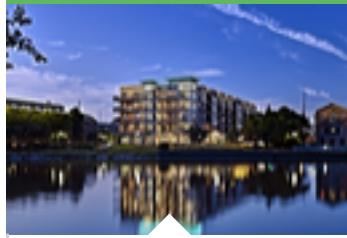
2nd

101 AVENUE OF THE ARTS

Wilmington, 101 Ave Of The Arts

\$\$\$

9.8
OVERALL
RATING



Review by **Delaware Law Student**

"Located right on the riverfront, 101 Avenue of the Arts is a beautiful location with so much to do! The boardwalk features multiple restaurants and gyms. The apartment has its own gym, coffee station, and it literally looks like a hotel."

3rd

ROCKWOOD APARTMENTS

Newark, 3525 Rockwood Rd

\$\$

9.7
OVERALL
RATING



Review by **Delaware Law Student**

"Neighbors are all friendly, complex is clean and well-maintained, management and maintenance are attentive, units are modern and well equipped."

BEST FOR AMENITIES

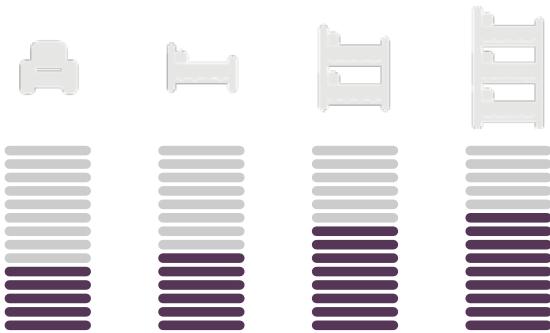
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,335	\$1,585	\$1,850	\$2,400

TOP 5

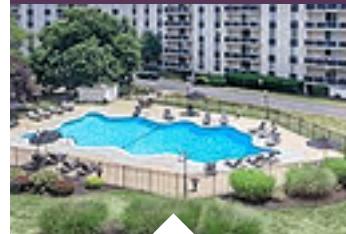
1 st	 BRANDYWINE HUNDRED	9.9 AMENITY RATING
2 nd	 101 AVENUE OF THE ARTS	9.8 AMENITY RATING
3 rd	 RIVER HOUSE APARTMENTS	9.6 AMENITY RATING
4 th	 BECKON COLLECTIVE	9.5 AMENITY RATING
5 th	 THE POINT AT GLEN MILLS	9.4 AMENITY RATING

1st

BRANDYWINE HUNDRED \$\$\$

9.9
AMENITY
RATING

Wilmington, 400 Foulk Rd



Review by Delaware Law Student

"If you're looking for a quiet apartment complex that is secure, this is the place for you. The majority of residents are senior citizens or families with young children. Pets are allowed. There is free parking, but there is also parking available to pay for in the garage. Elevators are available for higher floors. Not as accessible for a disabled person. Management is very responsive. The pool is only open from Memorial Day to Labor Day."

2nd

101 AVENUE OF THE ARTS \$\$\$

9.8
AMENITY
RATING

Wilmington, 101 Ave Of The Arts



Review by Delaware Law Student

"Located right on the riverfront, 101 Avenue of the Arts is a beautiful location with so much to do! The boardwalk features multiple restaurants and gyms. The apartment has its own gym, coffee station, and it literally looks like a hotel."

3rd

RIVER HOUSE APARTMENTS \$\$\$

9.6
AMENITY
RATING

Wilmington, 401 A St



Review by Delaware Law Student

"It's only 12-14 minutes from campus. It is newly built and opened to tenants this August, so it's nice to be the first tenants. It is a riverfront luxury apartment, so it comes with amenities like a dog park, electric car charging stations, a package room, resident lounges that are super nice and modern, and make great studying spaces. Parking is an additional \$75, but it's worth it. The rooms are, again, newly constructed. Each bedroom has a walk-in closet, and the community consists of business professionals, so the environment is perfect for law school."

BEST FOR VALUE

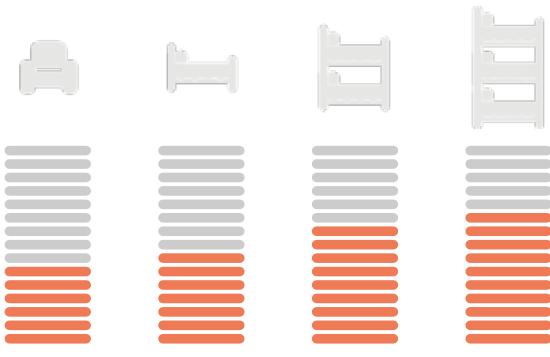
Highest-rated properties for value

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



Studio	1 BR	2 BR	3 BR
\$1,200	\$1,350	\$1,500	\$2,000

TOP 5

1 st	CAVALIER COUNTRY CLUB APARTMENTS	9.5 VALUE RATING
2 nd	FOURTEEN-O-ONE CONDOS	9.4 VALUE RATING
3 rd	THE MAYFAIR APARTMENTS	9.3 VALUE RATING
4 th	MANCHESTER ARMS APARTMENTS	9.0 VALUE RATING
5 th	VILLAGE AT FOX POINT	8.8 VALUE RATING

1st

CAVALIER COUNTRY CLUB APARTMENTS

Newark, 25 Golf View Dr

\$\$

9.5
VALUE
RATING



Review by **Delaware Law Student**

"Although it is not a super close apartment, it is within a 20-minute drive from campus. There are plenty of food options and entertainment options near me. Plus, the neighborhood is safe. Also, the apartments are cheap for the space you get. My apartment is 1,405 with a built-in washer-dryer, walk-in closets, and dishwasher. There are cheaper apartments if you do not want walk-in closets. Downside is that it does not come furnished."

2nd

FOURTEEN-O-ONE CONDOS

Wilmington, 1401 Pennsylvania Ave

\$

9.4
VALUE
RATING



Review by **Delaware Law Student**

"Many elderly people live here, so it is quiet for the most part. The condo board's rules are strict, and they will fine you for not adhering. It is a good price, though."

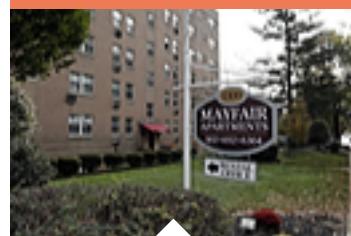
3rd

THE MAYFAIR APARTMENTS

Wilmington, 1300 N Harrison St

\$

9.3
VALUE
RATING



Review by **Delaware Law Student**

"The Mayfair has been a convenient and affordable home for myself, my partner, and our two cats. Utilities being included in the rent more than makes up for the minor issues I've experienced here and there. My largest complaint is that the office is open on an inconsistent schedule because of what I presume to be understaffing. That said, the office staff are nice and make an effort to work to make sure things work out."



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THE WALL STREET JOURNAL.

The Boston Globe



ABOVE THE LAW



International Student

Guide to Renting

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

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



1 Start Early



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

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

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

2 Documents You'll Need

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



PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



PASSPORT

And visa information



PROOF OF FINANCIAL STABILITY

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

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



GUARANTOR

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

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

3

Credit History

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



BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

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



FIND A CO-SIGNER

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

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

4

Utilities and Up-Front Costs

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

SECURITY DEPOSITS



Equivalent to:

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

UTILITIES (If they aren't included)



- Gas
- Water
- Electricity
- WiFi

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

5

Know Your Rights

Tenant rights differ depending on where you are renting.

Familiarize yourself with local rental laws, including:

SECURITY DEPOSITS

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



MAINTENANCE

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



EVICTION

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



6 Understand Lease Terms



LEASE LENGTH

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

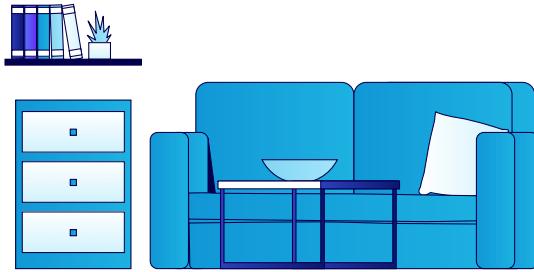


RENT PAYMENT

- U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.
- International wire transfers can take time, so set up a U.S. bank account to simplify payment.

7 Furnishing Your Apartment

Many U.S. apartments are rented unfurnished. Here are a few tips:



FURNITURE

Consider buying second-hand furniture from local stores or online platforms like Craigslist or Facebook Marketplace.



SHORT-TERM RENTALS

If you're only staying for a semester or short-term, look for furnished apartments or ask about flexible furniture rental services.



BE WARY OF SCAMS

Avoid sending money before seeing the apartment or signing a lease. Always deal with reputable landlords or property management companies.



COMMUNICATE CLEARLY

Ask questions if something is unclear, and consider asking a friend or advisor to review documents with you.

QUESTIONS?



CONTACT@VERYAPT.COM

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