Where SMU grad students live

- **60%** Vickery Meadow
- **20%** M Streets
- **10%** Downtown Dallas
- **5%** Old East Dallas
- **5%** Other (<5% each)

Who SMU grad students live with

- **30%** Alone
- **25%** Spouse/partner
- **45%** Roommate (excluding spouse/partner)

17% of SMU grad students live with pets

What type of properties SMU grad students live in

- **60%** Large property (50+ units)
- **30%** Small property (2-9 units)
- **10%** Mid-size property (20-49 units)

What size residences SMU grad students live in

- **5%** Studios
- **45%** One bedrooms
- **40%** Two bedrooms
- **10%** Three or more bedrooms

Distribution of property ratings

- **15%** 0 - 6.9
- **10%** 7 - 7.9
- **40%** 8 - 8.9
- **35%** 9+

Average rent by apartment size

- **$820** Studio
- **$1,085** 1BR
- **$1,500** 2BR
- **$2,100** 3BR

Rent versus own

- **90%** Rent
- **10%** Own

Commute methods

- **55%** Drive
- **30%** Public Transit
- **10%** Walk
- **5%** Bike
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 Dallas. We asked students to rate their apartments on a scale of 1-10 across six categories:

Based on their feedback, we compiled a list of the best apartment buildings for SMU graduate 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.
Rent with Confidence

Time Savers
All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service
On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

Intelligent Search
Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Gene Williams
VP Strategic Development, VeryApt
genew@veryapt.com
Vickery Meadow
Most Popular Neighborhood for SMU Grad Students

ABOUT VICKERY MEADOW
Vickery Meadow is the consensus top neighborhood for SMU grad students. The main reasons are 1) it’s very easy commute to class and 2) this area is home to the popular apartment complex, The Village at Dallas. Combining these two factors makes living here an easy choice for SMU grad students.

The Village Dallas
Convenient to Class
Lots of Grad Students

MEDIAN RENTS IN VICKERY MEADOW

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$900</td>
<td>$1,220</td>
<td>$2,040</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT VICKERY MEADOW

Review by Grad Student 📍 WESTSIDE IN THE VILLAGE
My experience in the neighborhood has been great! There are people of all ages! It is a walk-able neighborhood which I enjoy!

My driving commute to school is only 10 minutes.

Review by Grad Student 📍 CORNERS IN THE VILLAGE
I like the neighborhood. It is quiet and pedestrian friendly. It is great if you are a jogger or have a dog! There are sidewalks, a walking/running path, and a dog park across the street and accessible to anyone living in the Village. I also like that there are three different grocery stores within a two-mile radius and many eateries off Greenville.
M Streets

Close Enough to Downtown with City-Like Perks

ABOUT M STREETS

M Streets is a combination of smaller areas - Greenland Hills, Vickery Place, Lower Greenville, etc. What this neighborhood offers is quiet living, affordable rent, and the feeling that you’re not stuck in the suburbs since it’s close to Downtown. Also, when you want a night out, you’ll only be a short walk away from the restaurants and bars along Greenville and Henderson Avenues.

Safe  Quiet  Affordable

Great for Families

MEDIAN RENTS IN M STREETS

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,095</td>
<td>1,400</td>
<td>1,950</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT M STREETS

Review by Grad Student  GENTRY ON M STREETS
Nice, family- and pet-friendly neighborhood. Glencoe Park is right in front of the apartment complex, so there are many families, elderly people, runners, cyclists, dogs, and dog owners walking about the neighborhood. Great area!

Review by Grad Student  LINCOLN ON UNIVERSITY
The Lower Greenville/Lakewood area is a perfect neighborhood for young families in Dallas. There are lots of outstanding restaurants and a few bars, great parks, and an outstanding school community.
Downtown Dallas
Up-and-Coming Area

ABOUT DOWNTOWN DALLAS

This area is going through some major changes, as old buildings become mixed-use developments and new restaurants/bars are popping up by the week. Once considered a ghost town besides 9-5, this area is slowly but surely becoming a popular spot for those who want affordable rent and to be close to popular social scenes.

Drive to Class  Affordable  New Restaurants/Bars

MEDIAN RENTS IN DOWNTOWN DALLAS

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$890</td>
<td>$1,010</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,890</td>
<td></td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN DALLAS

★★★★☆
Review by Dallas Resident  DP&S FLATS

Downtown is still tiny. It has no grocery store but businesses are slowly filling in and residents seem to be coming as soon as units become available. Give it a chance, it’s a great place to be if you’re not into traffic and living in your car.

★★★★☆
Review by Student  CAMDEN FARMERS MARKET

It’s amazing as a social scene! The neighborhood has a lot to offer in terms of food and entertainment. The only downside to the neighborhood is it does have a large homeless population and as a female, I just always make sure I am walking back home with a friend just to be safe. I have never felt unsafe and have loved experiencing all that Downtown and Deep Ellum have to offer.
Old East Dallas
Historic Neighborhood with Lots of Charm

ABOUT OLD EAST DALLAS

This neighborhood’s name fits its feel, as the homes are a bit older and the area is full of history. It’s changing, for the better, with a recent influx of young professionals and grad students moving here. If you’re looking for a hip area with some old-school Dallas Charm, Old East Dallas is your spot.

Classic

Young Professionals/Grad Students

Affordable

Close to Downtown

MEDIAN RENTS IN OLD EAST DALLAS

$1,100
Studio

$1,300
1 Bedroom

$1,850
2 Bedroom

WHAT RESIDENTS THINK ABOUT OLD EAST DALLAS

★★★★☆
Review by Grad Student
2660 AT CITYPLACE

I like the neighborhood. It is more quiet and residential while still being very close to the more active areas such as Deep Ellum, Uptown, and Downtown.

★★★★☆
Review by Grad Student
FITZHUGH URBAN FLATS

The neighborhood is mid-gentrification. There are areas that have been completely gentrified and areas that have yet to be touched. It is definitely a diverse area with a lot of cool restaurants.
# Apartment Ratings

## Key

- •••• Excellent for a category
- ••• Great
- •• Average
- • Below average

- $$$ $1230+ per renter
- $$ $1080- $1229
- $$ $870- $1079
- $ < $870

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

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arrive on University</td>
<td>Apt 7.5</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brick Row North</td>
<td>Apt 8.6</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>•</td>
<td>••••</td>
<td>••••</td>
<td>••</td>
</tr>
<tr>
<td>Camden Farmers Market</td>
<td>Apt 8.0</td>
<td>$$$</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
<td>•</td>
</tr>
<tr>
<td>Fitzhugh Urban Flats</td>
<td>Apt 6.8</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Knox Heights</td>
<td>Apt 8.0</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Lincoln Las Colinas</td>
<td>Apt 8.0</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Modera Hall Street</td>
<td>Apt 8.1</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Northbridge in The Village</td>
<td>Apt 9.3</td>
<td>$$$</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td>••••</td>
<td>•</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Northend</td>
<td>Apt 8.0</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>Phoenix Midtown</td>
<td>Apt 7.8</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
</tr>
<tr>
<td>The Bend in The Village</td>
<td>Apt 8.0</td>
<td>$</td>
<td>✔️</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>••••</td>
<td>••••</td>
<td>••••</td>
</tr>
</tbody>
</table>

** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.
## APARTMENT RATINGS

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Chase in The Village</td>
<td>Apt</td>
<td>8.1</td>
<td>$$</td>
<td>✓</td>
<td>✓</td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Cliffs in The Village</td>
<td>Apt</td>
<td>9.0</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Corners in The Village</td>
<td>Apt</td>
<td>8.2</td>
<td>$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Fairways of Bent Tree</td>
<td>Apt</td>
<td>8.2</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Gate in The Village</td>
<td>Apt</td>
<td>9.2</td>
<td>$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Green in The Village</td>
<td>Apt</td>
<td>8.2</td>
<td>$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Lakes in The Village</td>
<td>Apt</td>
<td>8.2</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Monterey by Windsor</td>
<td>Apt</td>
<td>9.0</td>
<td>$$ $$ $$ $$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>The Standard</td>
<td>Apt</td>
<td>9.0</td>
<td>$$ $$ $$ $$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>Tonti Lakeside</td>
<td>Apt</td>
<td>9.2</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>Upper East Side</td>
<td>Apt</td>
<td>9.0</td>
<td>$$ $$ $$ $$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
<tr>
<td>Winsted at White Rock Lake Apartments</td>
<td>Apt</td>
<td>9.0</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>⬤</td>
<td>⬤</td>
<td>⬤</td>
</tr>
</tbody>
</table>

### 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 SMU Graduate students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

✔ Lots of SMU Graduate students
✔ Excellent location
✔ Reasonably-priced apartments with solid amenities

AVERAGE RENT PRICES FOR THE MOST POPULAR PROPERTIES:

<table>
<thead>
<tr>
<th>Type</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,270</td>
</tr>
<tr>
<td>1 BR</td>
<td>$1,500</td>
</tr>
<tr>
<td>2 BR</td>
<td>$2,010</td>
</tr>
<tr>
<td>3+ BR</td>
<td>$2,850</td>
</tr>
</tbody>
</table>

TOP 5

1st

THE CHASE IN THE VILLAGE
Vickery Meadow

$\$ | 20+ PEOPLE

Review by SMU Grad Student
“The village is big with many options. It is safe and there is lot of greenery around. It is like living in the countryside and having the facilities of a modern town.”

2nd

THE BEND IN THE VILLAGE
Vickery Meadow

$ | 15+ PEOPLE

Review by SMU Graduate Student
“The Village is a collection of apartment complexes varying in price range and age - so you have tons of choices. Is is close to SMU and on the free SMU Shuttle bus route which makes it really convenient. The nearest DART station is also a short walk away, about 15-20 minute walk. There are 2 grocery stores within a walking distance too and many other restaurants. It is a safe neighborhood and many SMU graduate students live here.”

2nd

THE GATE IN THE VILLAGE
Vickery Meadow

$ | 15+ PEOPLE

Review by Mayuresh, SMU Graduate Student
“The rent is super affordable and rooms are spacious as well. Clean, friendly and safe neighborhood. It can take a lot of the stress of finding an apartment away when you’re an international student.”

4th

THE GREEN IN THE VILLAGE

10+ PEOPLE

5th

THE CORNERS IN THE VILLAGE

5+ PEOPLE
**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

**AVERAGE RENT PRICES FOR THE HIGHEST RATED PROPERTIES:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,310</td>
</tr>
<tr>
<td>1 BR</td>
<td>$1,590</td>
</tr>
<tr>
<td>2 BR</td>
<td>$2,300</td>
</tr>
<tr>
<td>3+ BR</td>
<td>$3,050</td>
</tr>
</tbody>
</table>

**TOP 5**

1st

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTHBRIDGE IN THE VILLAGE</td>
<td>9.3</td>
<td></td>
</tr>
<tr>
<td>Vickery Meadow, 8705 Southwestern Blvd</td>
<td>$$$$</td>
<td>9.3 OVERALL RATING</td>
</tr>
</tbody>
</table>

Review by **SMU Grad Student**

“Safe complex surrounded by other great village apartments. Northbridge apartments have a great layout that maximizes the space you live in. You definitely get what you pay for.”

2nd

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE GATE IN THE VILLAGE</td>
<td>9.2</td>
<td></td>
</tr>
<tr>
<td>Vickery Meadow, 8203 Southwestern Blvd</td>
<td>$$</td>
<td>9.2 OVERALL RATING</td>
</tr>
</tbody>
</table>

Review by **SMU Graduate Student**

“The village apartments are cheaper than most in other safe areas here in Dallas. I definitely recommend it for the budget-conscious. Great bang for your buck.”

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>TONTI LAKESIDE</td>
<td>9.2</td>
<td></td>
</tr>
<tr>
<td>Vickery Meadow, 7777 Glen America Dr</td>
<td>$</td>
<td>9.2 OVERALL RATING</td>
</tr>
</tbody>
</table>

Review by **Anonymous**

“For a first apartment in Dallas, not too bad. Other side of the lake is newer but this side is still nice. Spacious with a balcony. Can hear the roar of traffic. Lots of pets and kind neighbors. Staff is very helpful and problems are usually fixed in a reasonable time period.”

3rd

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE CLIFFS IN THE VILLAGE</td>
<td>9.2</td>
<td></td>
</tr>
<tr>
<td>Vickery Meadow, 8403 Southwestern Blvd</td>
<td>$$$</td>
<td>9.2 OVERALL RATING</td>
</tr>
</tbody>
</table>

4th

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE MONTEREY BY WINDSOR</td>
<td>9.0</td>
<td></td>
</tr>
<tr>
<td>Vickery Meadow, 8336 Glen America Dr</td>
<td>$$$$</td>
<td>9.0 OVERALL RATING</td>
</tr>
</tbody>
</table>

5th

<table>
<thead>
<tr>
<th>Property</th>
<th>Rating</th>
<th>Overall Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE VILLAGE</td>
<td>9.0</td>
<td></td>
</tr>
<tr>
<td>Vickery Meadow, 8100 Southwestern Blvd</td>
<td>$$$$$</td>
<td>9.0 OVERALL RATING</td>
</tr>
</tbody>
</table>

Review by **Anonymous**

“For a first apartment in Dallas, not too bad. Other side of the lake is newer but this side is still nice. Spacious with a balcony. Can hear the roar of traffic. Lots of pets and kind neighbors. Staff is very helpful and problems are usually fixed in a reasonable time period.”
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

AVERAGE RENTS FOR HIGHEST-RATED PROPERTIES FOR AMENITIES:

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>$1,370</td>
<td>$1,500</td>
<td>$2,110</td>
<td>$2,950</td>
</tr>
</tbody>
</table>

TOP 5

1st
MODERA HALL STREET
Old East Dallas, 1800 N Hall St
$444
9.4 AMENITY RATING

Review by SMU Grad Student
“Everyone is super friendly! You can’t beat it. I also love all the amenities - big perks.”

2nd
THE STANDARD
M Streets
$444
9.2 AMENITY RATING

Review by SMU Grad Student
“The Standard is great! It’s super convenient, the amenities are wonderful, super easy as a dog owner, and my apartment is beautiful.”

3rd
WINSTED AT WHITE ROCK LAKE APARTMENTS
Lakewood, 2210 Winsted Dr
$444
8.9 AMENITY RATING

Review by SMU Grad Student
“I love living in this complex, I think it is the cheapest you can get that close to campus. It backs on to the lake and the associated running/biking trails, so it is great if you love to get out in nature.”

4th
BRICK ROW NORTH

5th
NORTHEND
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

- Great price-to-space trade off
- Good location
- Solid amenities and basic features

AVERAGE RENT PRICES FOR THE BEST FOR VALUE APARTMENTS:

- Studio: $1,170
- 1 BR: $1,350
- 2 BR: $1,890
- 3+ BR: $2,450

TOP 5

1st
NORTHBRIDGE IN THE VILLAGE
Vickery Meadow
$$$
9.5 VALUE RATING

Review by SMU Grad Student
“The staff who were there are very friendly and willing to help in anyway they can. The apartments are spacious with good appliances (fridge, micro, stove, dishwasher).”

2nd
THE GATE IN THE VILLAGE
Vickery Meadow
$
9.3 VALUE RATING

Review by SMU Grad Student
“Great location! Very secure. There is also a gym nearby.”

3rd
NORTHEND
Dallas
$$$
9.2 VALUE RATING

Review by Dallas Resident
“Huge floorplans at cheap prices, good pool/hot tub scene, and pretty good management. Easy to get on the tollway to commute to work. Less than a mile (easy walk or minimum fare uber) from the bars. Next door to American Airlines Center (Mavs, Stars, and concerts). Great value for 2 bedrooms.”

14
Townhomes
Smaller properties and how to find them

ABOUT TOWNHOMES
Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME
- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME
- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

Finding a townhome
Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt’s Concierge Team who can help identify some options.

Preparing for a townhome search
Most SMU graduate students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

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 returning deposits.

Noise and Neighbors
Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

Lease Terms
Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
# Landlord Grades

## and the Renting Process

<table>
<thead>
<tr>
<th>Grade</th>
<th>Landlord</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-</td>
<td>Camden</td>
</tr>
<tr>
<td>B</td>
<td>Gables Residential</td>
</tr>
<tr>
<td>B</td>
<td>Greystar</td>
</tr>
<tr>
<td>B</td>
<td>MAA</td>
</tr>
<tr>
<td>A</td>
<td>Northwood Ravin</td>
</tr>
<tr>
<td>A-</td>
<td>UDR</td>
</tr>
<tr>
<td>A+</td>
<td>Wood Residential Services</td>
</tr>
</tbody>
</table>

### Understanding 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 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 what is typically asked. 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 what previous electrical/utility bills have been to get a feel for any 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.

---

**Landlord Grades**

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.
ON CAMPUS HOUSING OPTION

SMU offers limited residence hall housing for graduate students. Assignments are on a first-come, first-served basis.

MARTIN HALL

For students who are graduate students, seniors, or non-traditional age, Martin Hall offers a single-occupancy efficiency apartment in a residence hall setting. Apartments in Martin feature a small kitchenette and private bathroom, and are furnished with a double "Murphy" bed. Average square footage is 280.

Contact
hillcresthouses@smu.edu
for more info