

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

SMU GRAD STUDENT

HOUSING GUIDE

— 2019 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

VeryApt

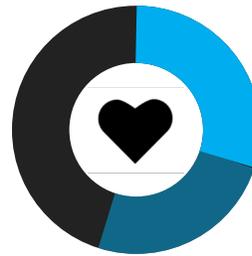
Intelligent Apartment Search

Where SMU grad students live



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

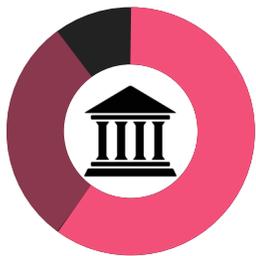
Who SMU grad students live with



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

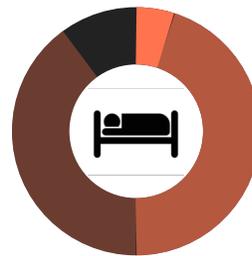
17% of SMU grad students live with pets

What type of properties SMU grad students live in



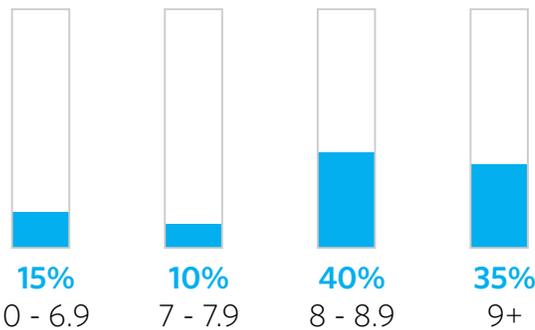
- 60%** Large property (50+ units)
- 30%** Small property (2-9 units)
- 10%** Mid-size property (20-49 units)

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



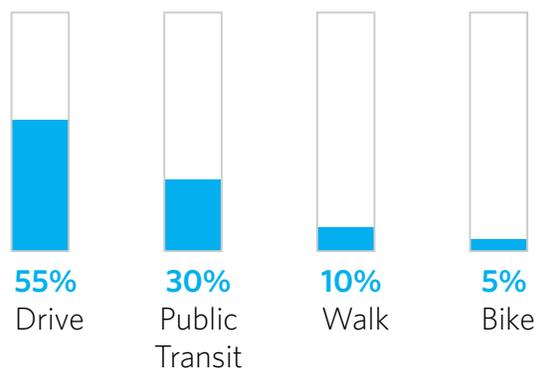
Average rent by apartment size



Rent versus own



Commute methods



2 HOUSING FACTS

Our data on housing

4 ABOUT VERYAPT

Using the VeryApt site alongside this guide

5 VICKERY MEADOW

Neighborhood details

5 Vickery Meadow

6 M Streets

7 Downtown Dallas

8 Old East Dallas

9 DATA TABLE

Compiled from SMU grad student reviews

11 APARTMENT RATINGS

Top apartments, based on the feedback of SMU grad students

11 Most Popular

12 Highest Rated

13 Best for Amenities

14 Best for Value

16 LANDLORDS

Ratings for landlords and management companies

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](https://www.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:



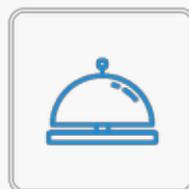
Overall



Value



Management



Amenities



Location



Safety

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

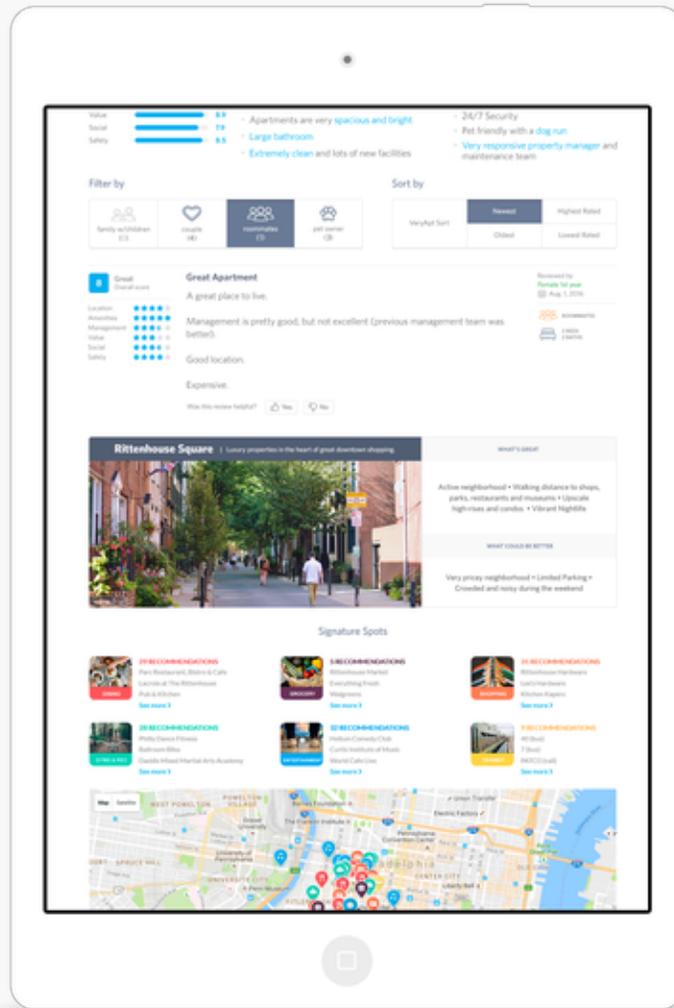


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

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



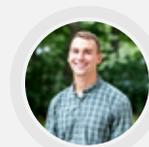
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

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

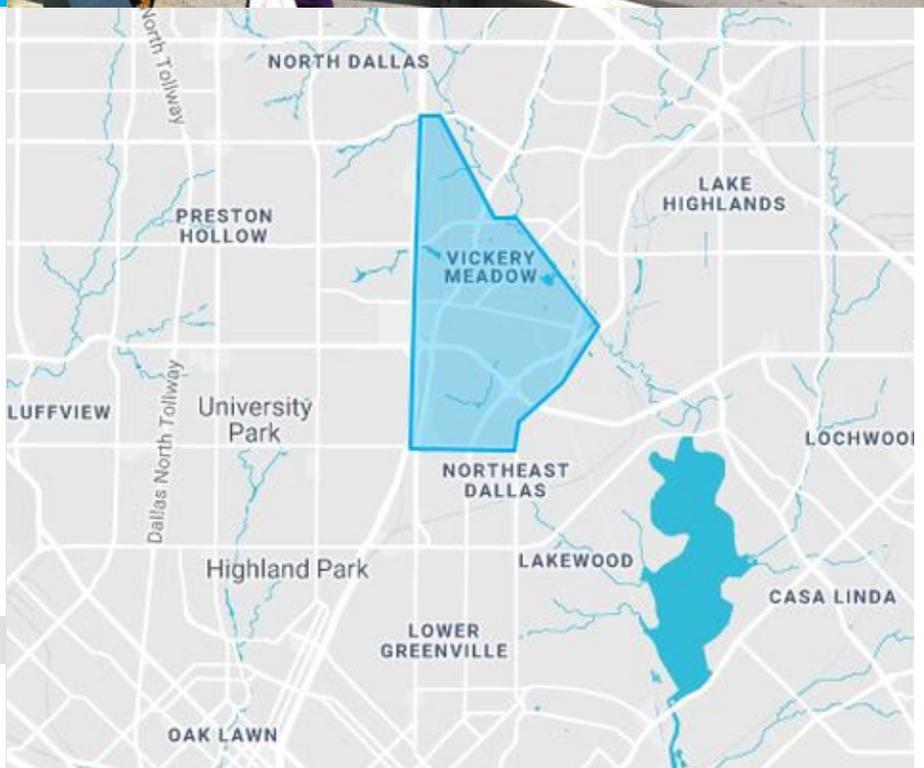
Lots of Grad Students

MEDIAN RENTS IN VICKERY MEADOW

\$900
Studio

\$1,220
1 Bedroom

\$2,040
2 Bedroom



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

\$1,095

Studio

1,400

1 Bedroom

1,950

2 Bedroom

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

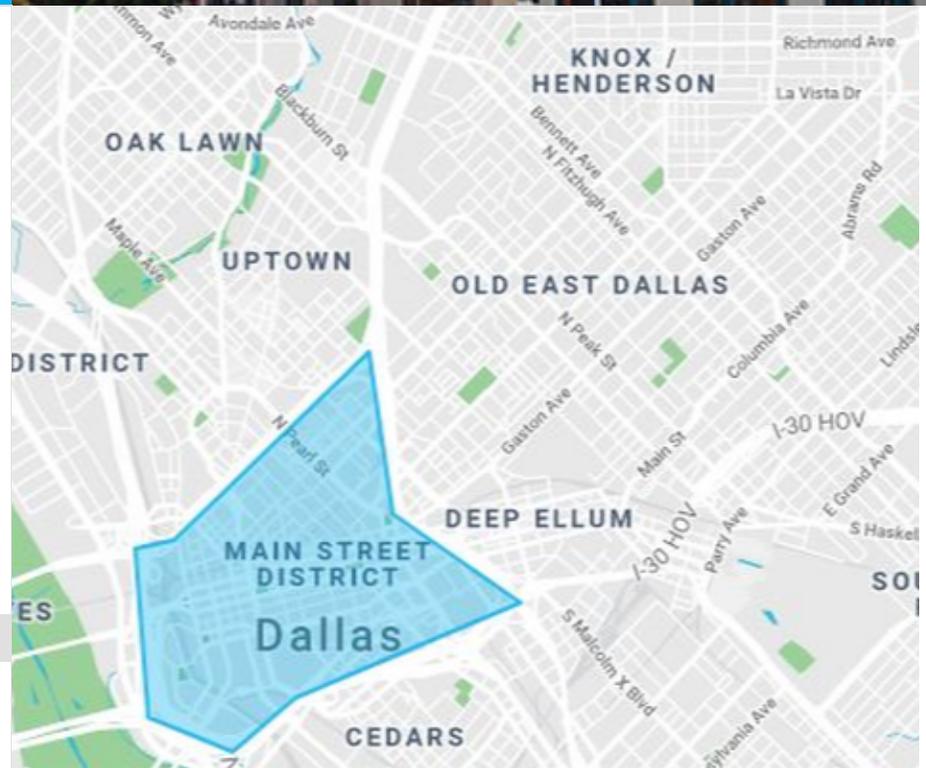
ABOUT DOWNTOWN DALLAS

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

\$890

Studio

\$1,010

1 Bedroom

\$1,890

2 Bedroom

WHAT RESIDENTS THINK ABOUT DOWNTOWN DALLAS



Review by [Dallas Resident](#)

📍 DP&L 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

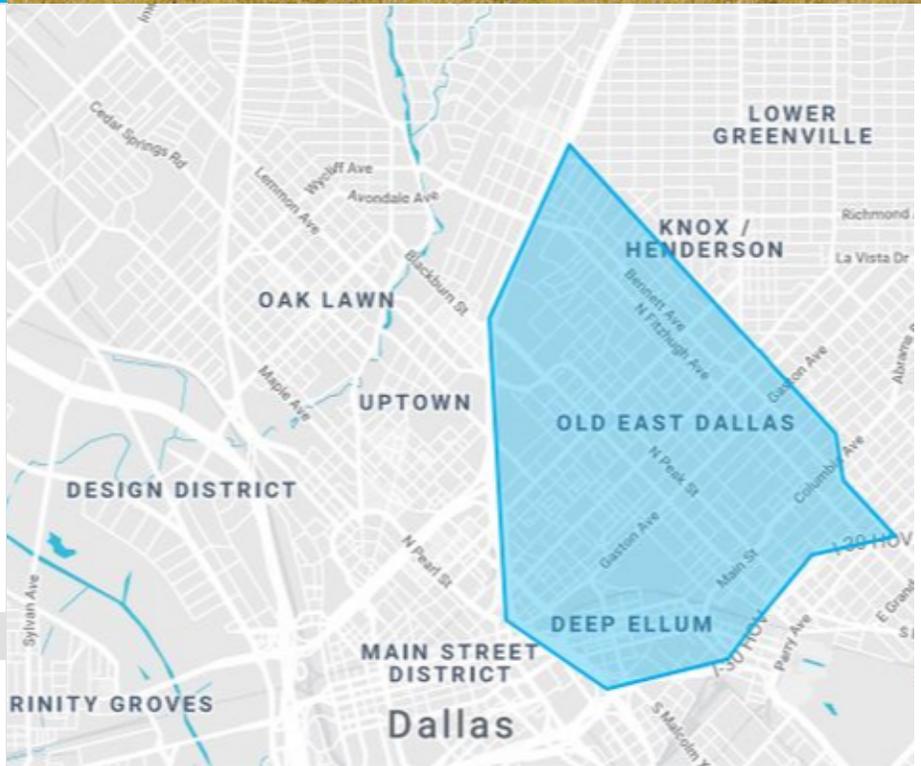
Close to Downtown

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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Arrive on University	Apt	7.5	\$\$\$				●●	●●●	●●●	●●●	●●●
Brick Row North	Apt	8.6	\$\$				●●●●	●●●●	●	●	●●●
Camden Farmers Market	Apt	8.0	\$\$\$	✓	✓		●●	●●	●●●	●●●	●●●●
Fitzhugh Urban Flats	Apt	6.8	\$\$\$				●●	●●●	●●●	●●	●●●
Knox Heights	Apt	8.0	\$\$\$\$				●	●●	●●●●	●●●	●●●●
Lincoln Las Colinas	Apt	8.0	\$\$\$				●●	●●●	●●	●	●●●●
Modera Hall Street	Apt	8.1	\$\$\$\$				●●●●	●●●●	●	●●●●	●
Northbridge in The Village	Apt	9.3	\$\$\$	✓	✓		●●●●	●	●●●●	●●●	●●●
Northend	Apt	8.0	\$\$\$				●●●	●●●●	●●●●	●●●●	●●●●
Phoenix Midtown	Apt	7.8	\$\$				●	●●●	●●●	●●●●	●●●
The Bend in The Village	Apt	8.0	\$	✓	✓	✓	●●	●●●	●●	●●●	●●●●

** 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

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

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 SMU Graduate students

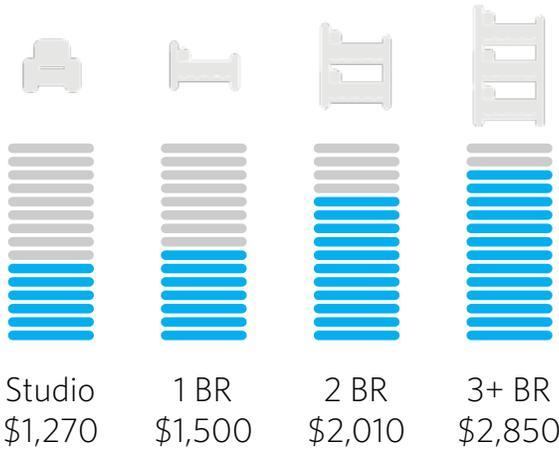
[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

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:



TOP 5

1 st	THE CHASE IN THE VILLAGE	20+ PEOPLE
2 nd	THE BEND IN THE VILLAGE	15+ PEOPLE
2 nd	THE GATE IN THE VILLAGE	15+ PEOPLE
4 th	THE GREEN IN THE VILLAGE	10+ PEOPLE
5 th	THE CORNERS IN THE VILLAGE	5+ PEOPLE

1st
THE CHASE IN THE VILLAGE
\$\$
20+ PEOPLE

Vickery Meadow

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
\$
15+ PEOPLE

Vickery Meadow

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
\$
15+ PEOPLE

Vickery Meadow

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."

HIGHEST RATED

Buildings with the best overall ratings

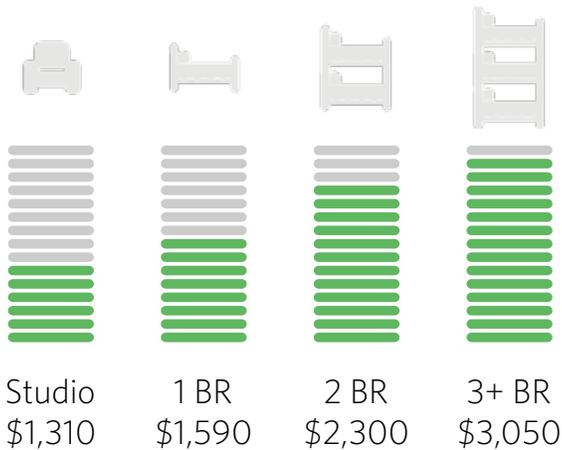
[READ MORE REVIEWS AT VERYAPT.COM](#)

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:



TOP 5

1 st		NORTHBRIDGE IN THE VILLAGE	9.3 OVERALL RATING
2 nd		THE GATE IN THE VILLAGE	9.2 OVERALL RATING
2 nd		TONTI LAKESIDE	9.2 OVERALL RATING
4 th		THE CLIFFS IN THE VILLAGE	9.0 OVERALL RATING
4 th		THE MONTEREY BY WINDSOR	9.0 OVERALL RATING

1st **NORTHBRIDGE IN THE VILLAGE** \$\$\$\$ | 9.3 OVERALL RATING
 Vickery Meadow, 8705 Southwestern Blvd

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 **THE GATE IN THE VILLAGE** \$\$\$ | 9.2 OVERALL RATING
 Vickery Meadow, 8203 Southwestern Blvd

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."

2nd **TONTI LAKESIDE** \$ | 9.2 OVERALL RATING
 Vickery Meadow, 7777 Glen America Dr

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

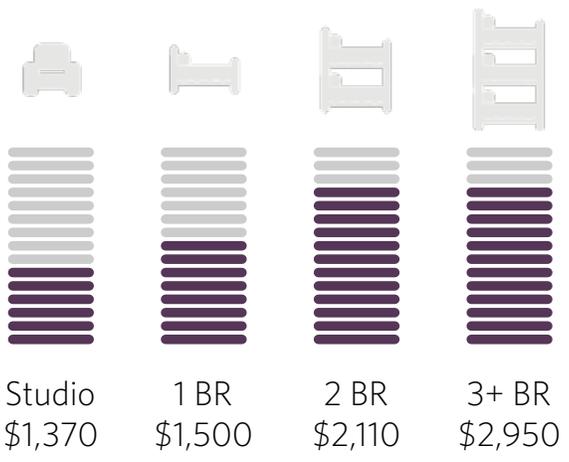
READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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

AVERAGE RENTS FOR HIGHEST-RATED PROPERTIES FOR AMENITIES:



TOP 5

1 st	MODERA HALL STREET	9.4 AMENITY RATING
2 nd	THE STANDARD	9.2 AMENITY RATING
3 rd	WINSTED AT WHITE ROCK LAKE APARTMENTS	8.9 AMENITY RATING
4 th	BRICK ROW NORTH	8.5 AMENITY RATING
5 th	NORTHEND	8.3 AMENITY RATING

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

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 **\$\$\$\$** | **9.2** AMENITY RATING
 M Streets

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 **\$** | **8.9** AMENITY RATING
 Lakewood, 2210 Winsted Dr

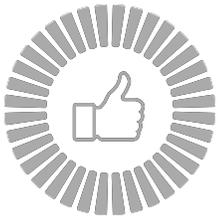
Review by SMU Grad Student
 "I love living in this complex, I think it is the cheapest you can get that close to campus. It backs on to the lake and the associated running/biking trails, so it is great if you love to get out in nature."

BEST FOR VALUE

Highest-rated properties for value

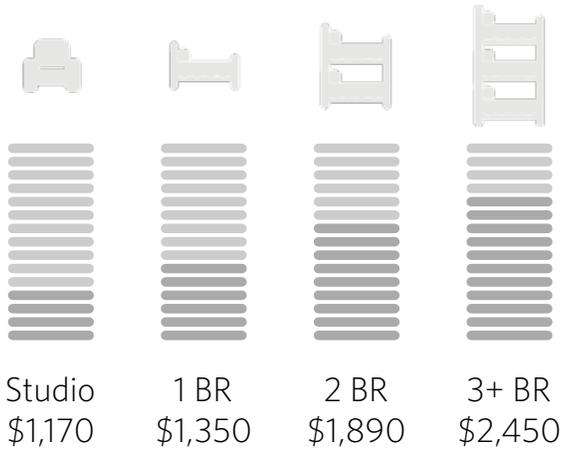
READ MORE REVIEWS AT VERYAPT.COM

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:



TOP 5

1 st		NORTHBRIDGE IN THE VILLAGE	9.5 VALUE RATING
2 nd		THE GATE IN THE VILLAGE	9.3 VALUE RATING
3 rd		NORTHEND	9.2 VALUE RATING
4 th		THE FAIRWAYS OF BENT TREE	9.1 VALUE RATING
5 th		TONTI LAKESIDE	9.0 VALUE RATING

1st

NORTHBRIDGE IN THE VILLAGE \$\$\$

9.5 VALUE RATING

Vickery Meadow



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 \$

9.3 VALUE RATING

Vickery Meadow



Review by *SMU Grad Student*

"Great location! Very secure. There is also a gym nearby."

3rd

NORTHEND \$\$\$

9.2 VALUE RATING

Dallas



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."

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

GRADE LANDLORD

A-	Camden
B	Gables Residential
B	Greystar
B	MAA
A	Northwood Ravin
A-	UDR
A+	Wood Residential Services

Landlord Grades

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

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.



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

NOTES

NOTES

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM