REVIEWS AND ADVICE
FROM CURRENT STUDENTS

KU SCHOOL OF LAW

HOUSING GUIDE
2023

HOUSING DATA
NEIGHBORHOODS EXPLAINED
APARTMENT RATINGS
TOP PROPERTIES
LANDLORD INFO
RENTER RESOURCES
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 Lawrence. 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 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 KU Law students live

- 99% Lawrence
- <1% Other

Who KU Law students live with

- 55% Alone
- 20% Spouse/partner
- 25% Roommate (excluding spouse/partner)

33% of KU Law students live with pets

What type of properties KU Law students live in

- 50% Large property (50+ units)
- 15% Mid-size property (20-49 units)
- 35% Small property (2-9 units)

What size residences KU Law students live in

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

Distribution of property ratings

- 10% 0 - 6.9
- 10% 7 - 7.9
- 20% 8 - 8.9
- 60% 9+

Average rent by apartment size

<table>
<thead>
<tr>
<th>Size</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$800</td>
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<tr>
<td>1 BR</td>
<td>$1,050</td>
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<tr>
<td>2 BR</td>
<td>$1,150</td>
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<tr>
<td>3 BR</td>
<td>$1,300</td>
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</table>

Rent vs own

- 95% Rent
- 5% Own

Commute methods

- 85% Drive
- 10% Public Transit
- 5% Walking
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.

Julia Rizio
VP Operations
juliar@veryapt.com
ABOUT LAWRENCE

On and around the historic and charming Mass Street are local restaurants, shops, bars, microbreweries, and coffee spots. Lawrence is a very historical town and the majority of buildings have plaques on them describing the history of the building. Potential residents should prepare for K state game days where the whole community gathers together to tailgate and watch the game.

Ideal College Town  Walkable  Affordable Rent Prices

MEDIAN RENTS IN LAWRENCE

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<tr>
<th></th>
<th>$800</th>
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<tbody>
<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
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<tr>
<td>2 Bedroom</td>
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WHAT RESIDENTS THINK ABOUT LAWRENCE

⭐⭐⭐⭐⭐

Review by KU Law Student  FRONTER WEST LAWRR.

Residents around are really respectful and nice. Neighborhood has young and older families and couples. Lots of dog walks around

⭐⭐⭐⭐⭐

Review by KU Law Student  IRONWOOD COURT

Located in/near a residential neighborhood, a quick walk to Clinton Lake, less than 5 minutes to Walmart and Starbucks, and around 5-7 minutes to the law school.
**APARTMENT RATINGS**

**KEY**
- ❈❈❈❈ Excellent for a category
- ❈❈❈ Great
- ❈❈ Average
- ❈ Below average

- $$$ $1140+ per renter
- $$$ $840- $1139
- $$ $720- $839
- $ < $720

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

<table>
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<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>Amenities</th>
<th>Value</th>
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*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.***
Living the Neighborhood Life

Take your pick of a house or townhome in this one-of-a-kind community!

The perks? More square footage than any apartment in Lawrence plus resort-style amenities! All of the following utilities are included in the price of rent: water, sewage, trash, cable, and internet + free parking! Private shuttles available to bring you to and from KU's campus!

Call to hear about our current specials!

THENESTLAWRENCE.COM

888.613.3303 | 3345 MAGNOLIA CIR. LAWRENCE, KS 66046 | @/THENESESTLAWRENCE
The most popular buildings tend to have:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

**TOP 5**

<table>
<thead>
<tr>
<th>Rank</th>
<th>Building</th>
<th>Bedroom(s)</th>
<th>Price</th>
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<tr>
<td>1st</td>
<td>FAIRWAY FLATS</td>
<td>2+</td>
<td>$$$</td>
</tr>
<tr>
<td>1st</td>
<td>HIGHPOINTE APARTMENTS</td>
<td>2+</td>
<td>$</td>
</tr>
<tr>
<td>3rd</td>
<td>PARK 25 APARTMENTS</td>
<td>1+</td>
<td>$</td>
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<tr>
<td>3rd</td>
<td>901 LOFTS</td>
<td>1+</td>
<td>$</td>
</tr>
<tr>
<td>3rd</td>
<td>NORTHSTONE APARTMENTS</td>
<td>1+</td>
<td>$</td>
</tr>
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**FAIRWAY FLATS**
Lawrence, 1525 Birdie Way

Review by **KU Law Student**
“Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!”

**HIGHPOINTE APARTMENTS**
Lawrence, 2001 W 6th St

Review by **KU Law Student**
“My apartment is great. Good size kitchen, living room, and room. Its about a 20 minute walk to campus and Mass St. We have grocery stores and Wal-mart down the street. Management is decent. Neighbors are good.

A few negatives: the windows in the bedrooms is really big and during winter the cold temperature seeps in and a little expensive if you rent by yourself (no amenities included).”

**PARK 25 APARTMENTS**
2401 W 25th St

Review by **KU Law Student**
“cheap apartment, good size, laundry room on premises but not in apt.”
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 $1,000
1 BR $1,250
2 BR $1,350
3 BR $1,500

TOP 5

1st
THE FRONTIER WEST LAWRENCE
Lawrence, 546 Frontier Rd
$$
10.0
OVERALL RATING

Review by KU Law Student
“I love the price of our apartment. It’s 24/mo per pet more with our two cats. The location is a little farther from the school but it’s still only 8min. Along kasold to Bob Billings rd. It’s close the awesome grocery stores and they are really dog friendly. I love walks in our residential neighborhood!”

2nd
FAIRWAY FLATS
Lawrence, 1525 Birdie Way
$$$
9.9
OVERALL RATING

Review by KU Law Student
“Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!”

3rd
NORTHSTONE APARTMENTS
Lawrence, 935 Michigan St
$$
9.0
OVERALL RATING

Review by KU Law Student
“Safe + comfortable place to live, close to campus, pet fee but no pet rent. Can be slightly loud but not really. Haven’t had any need for maintenance.”

4th
901 LOFTS
Lawrence
$-
9.0
OVERALL RATING

5th
PARK 25 APARTMENTS
Lawrence
$-
7.4
OVERALL RATING
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

<table>
<thead>
<tr>
<th>TOP 5</th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,400</td>
<td>$1,650</td>
<td>$1,750</td>
<td>$1,900</td>
</tr>
<tr>
<td>1 BR</td>
<td></td>
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<tr>
<td>2 BR</td>
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<tr>
<td>3 BR</td>
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</tbody>
</table>

1st
THE FRONTIER WEST LAWRENCE
Lawrence, 546 Frontier Rd
$$ 9.8 AMENITY RATING

Review by KU Law Student
“I love the price of our apartment. It’s 24/mo per pet more with our two cats. The location is a little farther from the school but it’s still only 8min. Along kasold to Bob Billings rd. It’s close the awesome grocery stores and they are really dog friendly. I love walks in our residential neighborhood!”

2nd
FAIRWAY FLATS
Lawrence, 1525 Birdie Way
$$ 9.6 AMENITY RATING

Review by KU Law Student
“Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!”

3rd
NORTHSTONE APARTMENTS
Lawrence, 935 Michigan St
$$ 8.0 AMENITY RATING

Review by KU Law Student
“Safe + comfortable place to live, close to campus, pet fee but no pet rent. Can be slightly loud but not really. Haven’t had any need for maintenance.”
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
$600 $850 $950 $1,100

TOP 5

1st
THE FRONTIER WEST LAWRENCE
Lawrence, 546 Frontier Rd
$9.8 VALUE RATING

Review by KU Law Student
“I love the price of our apartment. It’s 24/mo per pet more with our two cats. The location is a little farther from the school but it’s still only 8min. Along kasold to Bob Billings rd. It’s close the awesome grocery stores and they are really dog friendly. I love walks in our residential neighborhood!”

2nd
PARK 25 APARTMENTS
Lawrence, 2401 W 25th St
$9.1 VALUE RATING

Review by KU Law Student
“cheap apartment, good size, laundry room on premises but not in apt.”

3rd
FAIRWAY FLATS
Lawrence, 1525 Birdie Way
$8.0 VALUE RATING

Review by KU Law Student
“Fairway Flats is on the pricier side for apartments in Lawrence but is so worth it, the property management team is absolutely amazing and all the amenities make it well worth the price! There is ample parking and secure entrances, as well as in close proximity to the KU campus!”

2nd
THE FRONTIER WEST LAWRENCE
Lawrence, 546 Frontier Rd
$9.8 VALUE RATING

3rd
NORTHSTONE APARTMENTS
Lawrence, 912 Birdie Way
$8.0 VALUE RATING

3rd
NORTHSTONE APARTMENTS
Lawrence, 912 Birdie Way
$8.0 VALUE RATING
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 KU Law 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.