REVIEWS AND ADVICE FROM CURRENT STUDENTS

KU SCHOOL OF LAW

HOUSING GUIDE 2022

- 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 KU Law 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

- 95% Lawrence
- 5% Other

Who KU Law students live with

- 65% Alone
- 20% Spouse/partner
- 15% Roommate (excluding spouse/partner)

33% of KU Law students live with pets

What type of properties KU Law students live in

- 65% Large property (50+ units)
- 15% Mid-size property (20-49 units)
- 20% Small property (2-9 units)

What size residences KU Law students live in

- 50% One bedroom
- 40% Two bedrooms
- 15% Three or more bedrooms

Distribution of property ratings

- 15% 0 - 6.9
- 15% 7 - 7.9
- 20% 8 - 8.9
- 50% 9+

Average rent by apartment size

- $710 Studio
- $850 1 BR
- $950 2 BR
- $1,450 3 BR

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.

Intelligent Search

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

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.

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
Lawrence
College Town with a Friendly Community

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

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td>$540</td>
<td>$850</td>
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WHAT RESIDENTS THINK ABOUT LAWRENCE

Review by KU Law Student  AVALON APARTMENTS
While Avalon is right on 9th, and so can get a bit noisy, beautiful quiet neighborhoods are very accessible. I love taking walks and looking at people’s housing and landscaping, and the surrounding neighborhoods have a lot to offer. I am also very very close to Iowa, campus, and downtown, so all are incredibly accessible. I can walk to campus in 20 minutes, and it only takes a few to be at a grocery store or downtown.

Review by KU Law Student  MEADOWBROOK
Generally a quiet neighborhood with access to many large stores for shopping and groceries, along with many local businesses. Lawrence allows for a more small-town feel while still having access to most everything that you would need. If looking for a larger city or access to more stores/things, both Overland Park and Kansas City are within a 45-min drive, which isn’t bad.
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!

Schedule your tour today!

Call to hear about our current specials!

thenestlawrence.com

888.613.3303 | 3345 Magnolia Cir. Lawrence, KS 66046 | @thenestlawrence
## Apartment Ratings

**KEY**

- !!!: Excellent for a category
- !!!: Great
- !!: Average
- : Below average

- $$$: $1170+ per renter
- $$$: $960-$1169
- $$: $810-$959
- $: < $810

*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>
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<td>Eddingham Place</td>
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<td>HERE Kansas</td>
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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.***
MOST POPULAR

Buildings with the most KU Law students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

Studio $540
1 BR $850
2 BR $1,000
3 BR $1,500

TOP 5

1st
FAIRWAY FLATS
Lawrence
$$$
10+ PEOPLE

Review by KU Law Student
“Love it here! Quiet and far enough away from campus to not feel like a college student.”

2nd
MEADOWBROOK APARTMENTS
Lawrence
$
7+ PEOPLE

Review by KU Law Student
“My experiences have been great. Staff are quick to respond to issues and very accommodating. The building where I live was built in the 1970s and it’s fantastic. Very open and good light, very clean. Extremely safe and generally very quiet neighborhood. There are not many better locations to live, especially if you’re a law or engineering student. Bus stops literally inside the apartment complex.”

3rd
HIGHPOINTE APARTMENTS
Lawrence, 2001 W 6th St
$
5+ PEOPLE

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).”
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 $940
1 BR $1,250
2 BR $1,400
3 BR $1,900

TOP 5

1st
THE NEST
Lawrence, 3345 Magnolia Cir
$$$$ 9.8 AMENITY RATING

Review by KU Law Student
“I lived several places in Lawrence and this is by far the best. The apartments truly feel like home and are very spacious. There are large unfenced yards. The walking trails are gorgeous. All amenities are kept-up well and are wonderful to enjoy. Maintenance and the front desk staff are very helpful and fix things quick.”

2nd
HUNTERS’ RIDGE APARTMENTS
Lawrence, 550 Stoneridge Dr
$$ 9.6 AMENITY RATING

Review by KU Law Student
“Great place to live. It’s very quiet and works great as a place to study because there’s a built in desk nook.”

3rd
WESTFIELD PLACE APARTMENTS
Lawrence, 204 Eisenhower Dr
$$ 9.2 AMENITY RATING

Review by KU Law Student
“Many young professionals live here. It is quiet and calm. Management is good to work with. The apartments are nice, clean, and updated.”

4th
FAIRWAY FLATS

5th
901 LOFTS

9
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
$340 $650 $800 $1,300

TOP 5

1st THE FRONTIER WEST LAWRENCE
9.8 VALUE RATING

Lawrence

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 TUCKAWAY APARTMENTS
9.2 VALUE RATING

Lawrence

Review by KU Law Student
“The complex is only 3-5 min from Green Hall! It’s very quiet, very homey and spacious. The staff are a little lazy but will get stuff done with a little push”

3rd EDDINGHAM PLACE
8.1 VALUE RATING

Lawrence, 1501 Eddingham Dr

Review by KU Law Student
“I love it here. Eddingham is a good place for graduate students who want a peaceful place to study and relax. I haven’t had any problems since law school started. I can focus pretty well when I’m at home. All the grocery stores and bus stop are within 5 minutes walking distance. Wifi is fast. I had no problems having zoom meetings with classmates. A good place to split rent with a classmate or partner.”

4th APARTMENT ON SIXTH
8.0 VALUE RATING

4th NORTHSTONE APARTMENTS
8.0 VALUE RATING
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 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.