

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

**VeryApt**

Intelligent Apartment Search

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*Top apartments, based on the feedback of KU Law students*

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## 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 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](mailto:contact@veryapt.com).**

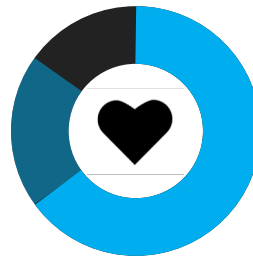
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation 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

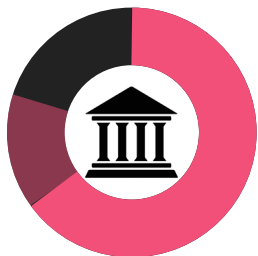
## Who KU Law students live with



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

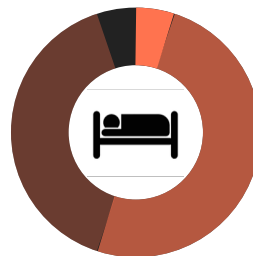
33% of KU Law students live with pets

## What type of properties KU Law students live in



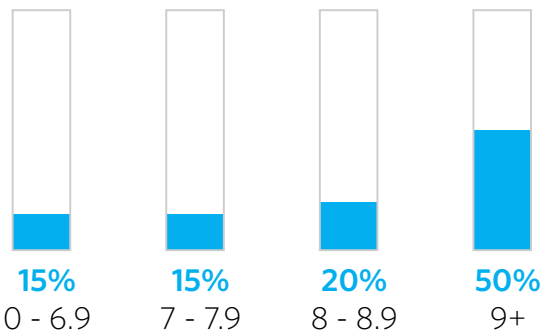
**65%** Large property (50+ units)  
**15%** Mid-size property (20-49 units)  
**20%** Small property (2-9 units)

## What size residences KU Law students live in



**5%** Studios or efficiencies  
**50%** One bedroom  
**40%** Two bedrooms  
**5%** Three or more bedrooms

## Distribution of property ratings



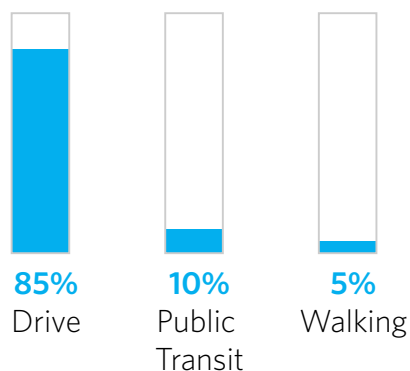
## Average rent by apartment size



## Rent vs own



## Commute methods



# Rent with Confidence

## Time Savers

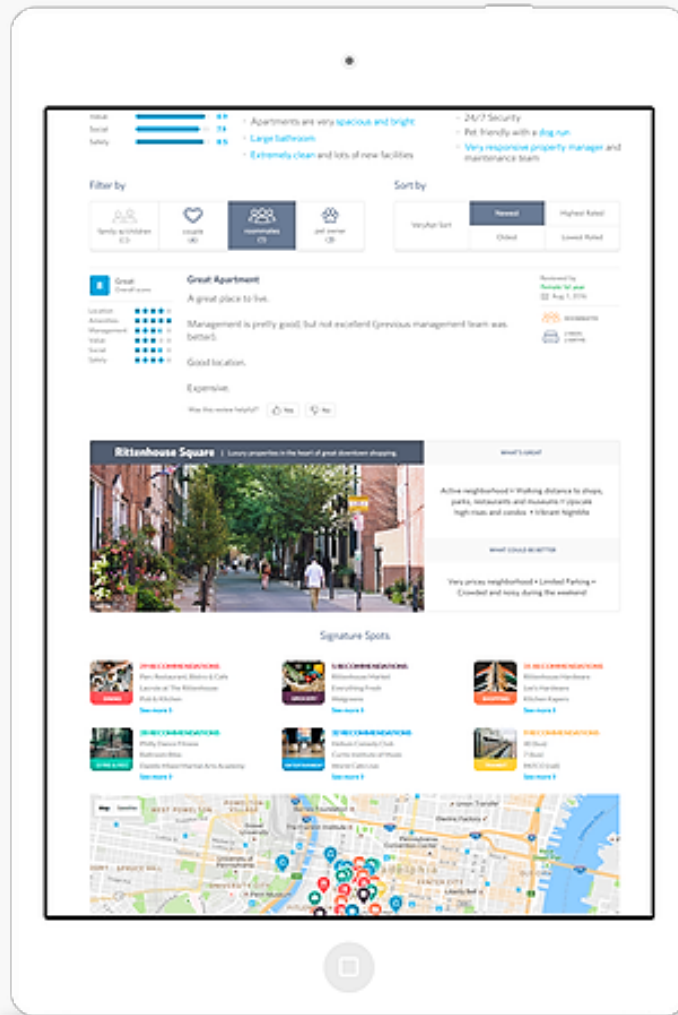


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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

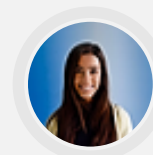


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

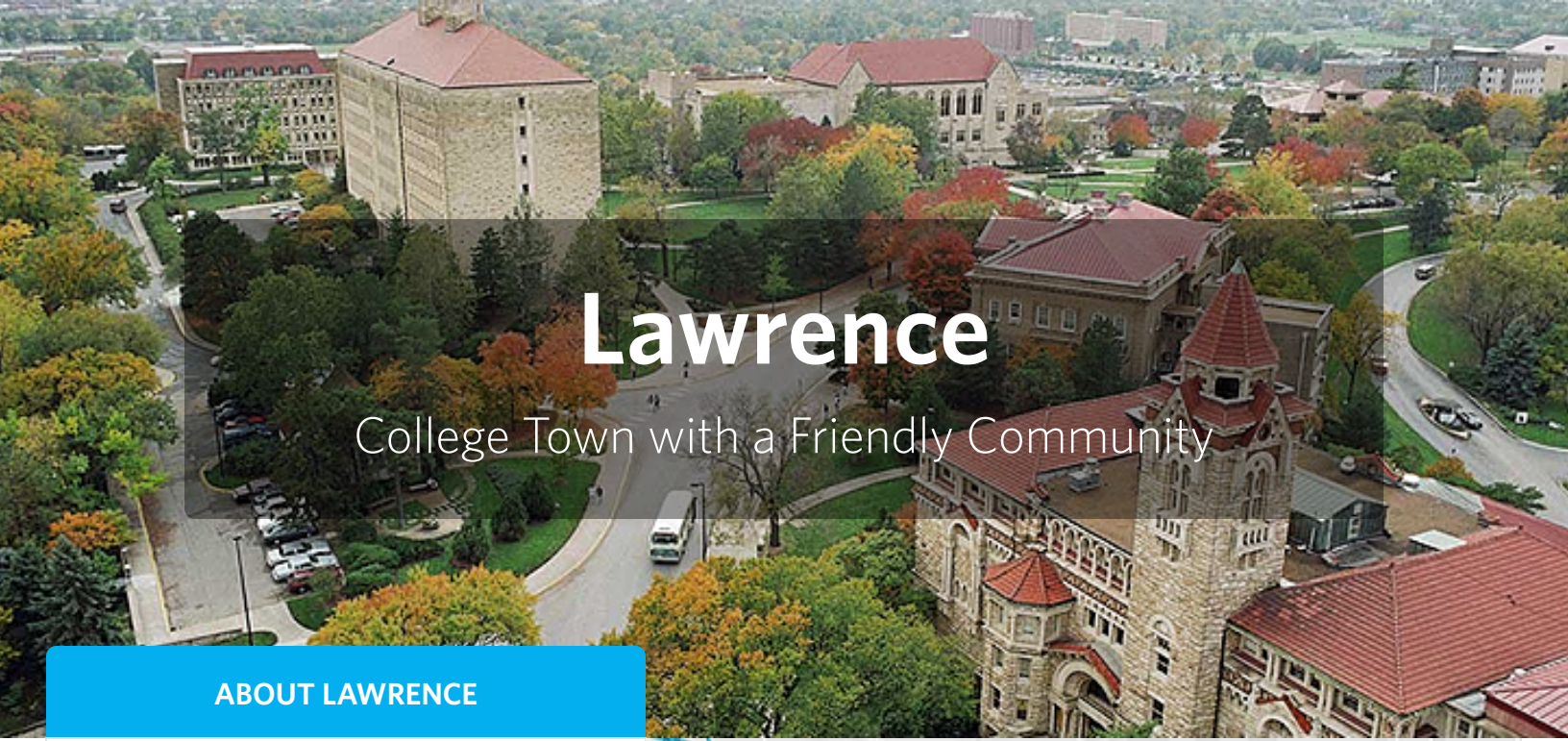
## WHY WE STARTED VERYAPT

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](mailto:juliar@veryapt.com)







# Lawrence

College Town with a Friendly Community

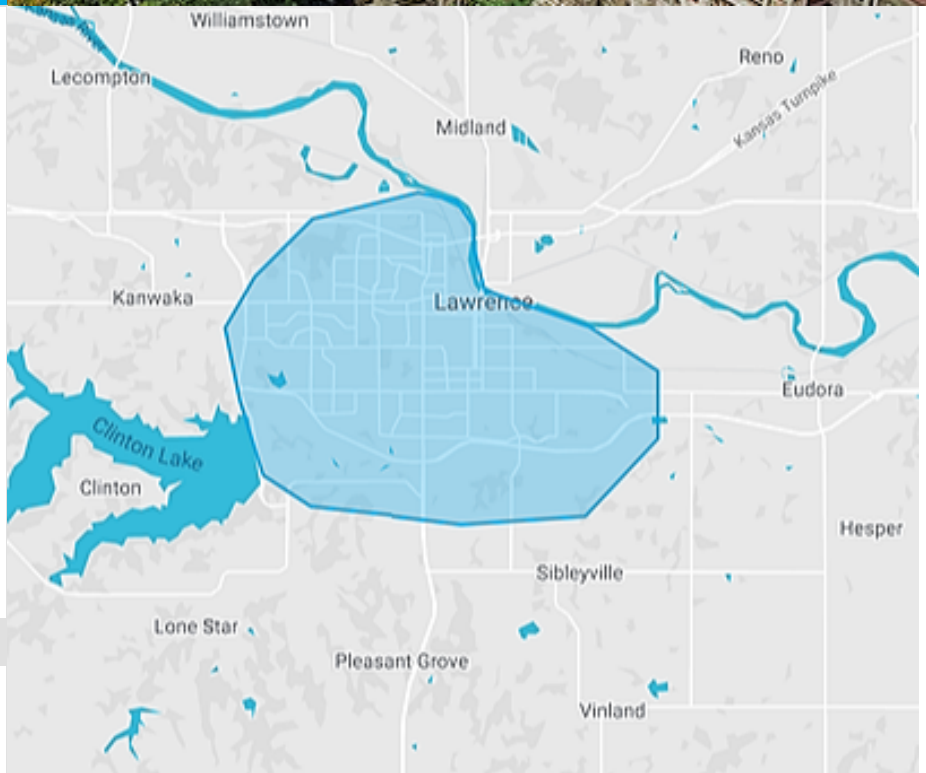
## ABOUT LAWRENCE

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

**\$540**

Studio

**\$850**

1 Bedroom

**\$1,000**

2 Bedroom

## 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!



CALL TO HEAR ABOUT OUR CURRENT SPECIALS!

[THENESTLAWRENCE.COM](http://THENESTLAWRENCE.COM)

888.613.3303 | 3345 MAGNOLIA CIR. LAWRENCE, KS 66046 | [f](https://www.facebook.com/thenestlawrence) [i](https://www.instagram.com/thenestlawrence) [in](https://www.linkedin.com/company/thenestlawrence) /THENESTLAWRENCE

SCHEDULE  
YOUR TOUR  
*Today!*



# 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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
901 Lofts	Apt	9.0	\$\$\$				●●	●●●	●●	●●●●	●●
Alvadora Apartments	Apt	7.6	\$\$				●●	●●	●●	●●	●●●●
Apartment on Sixth	Apt	7.9	\$				●●	●●	●●●●	●●	●●●●
Eddingham Place	Apt	9.0	\$\$		✓	✓	●●●●	●●●	●●●●	●●●	●●
Fairway Flats	Apt	9.9	\$\$\$	✓			●●●	●●●●	●●●	●●●●	●●●
HERE Kansas	Apt	7.0	\$\$\$				●●	●●●	●●	●●●●	●●●●
Highpointe Apartments	Apt	7.5	\$	✓			●●	●●	●●	●●	●●●
Hunters' Ridge Apartments	Apt	9.8	\$\$\$		✓		●●●●	●●●●	●●●●	●●●	●●●●
Meadowbrook Apartments	Apt	8.5	\$	✓			●●●	●●	●●	●●	●●
Northstone Apartments	Apt	9.0	\$\$			✓	●●●	●●	●●	●●	●●●●
Park West Gardens Apartments	Apt	9.5	\$\$		✓	✓	●●●●	●●	●●●	●●●	●●●
Remington Square	Apt	7.2	\$\$				●●●	●●	●●	●●	●●
The Frontier West Lawrence	Apt	10.0	\$\$		✓	✓	●●●●	●●●●	●●●●	●●●●	●●●
The Links at Kansas	Apt	8.6	\$\$\$	✓	✓	✓	●●	●●●	●●●	●●	●●
The Nest	Apt	8.0	\$\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
The Rockland	Apt	7.7	\$\$	✓			●●●	●●	●●	●●	●●
Tuckaway Apartments	Apt	8.2	\$				●●●	●●	●●●●	●●●	●●
Westfield Place Apartments	Apt	9.1	\$\$\$				●●●●	●●●●	●●●	●●●●	●●●

\*\*\* 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

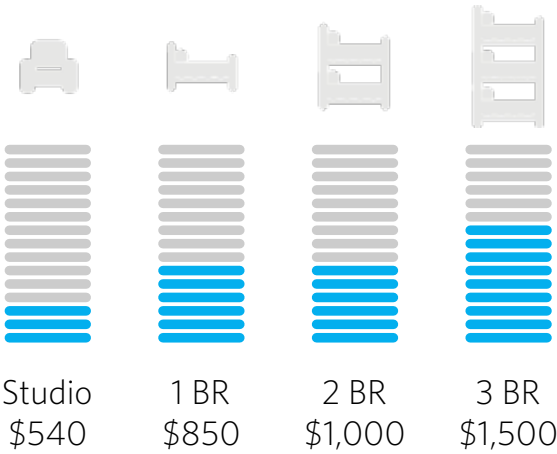
Buildings with the most KU Law students

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

What students typically look for:



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



## TOP 5

1 <sup>st</sup>		FAIRWAY FLATS	10+ PEOPLE
2 <sup>nd</sup>		MEADOWBROOK APARTMENTS	7+ PEOPLE
3 <sup>rd</sup>		HIGHPOINTE APARTMENTS	5+ PEOPLE
4 <sup>th</sup>		THE LINKS AT KANSAS	4+ PEOPLE
5 <sup>th</sup>		THE ROCKLAND	3+ PEOPLE

1<sup>st</sup>
\$\$\$ | 10+ PEOPLE

### FAIRWAY FLATS

Lawrence

**Review by *KU Law Student***

"Love it here! Quiet and far enough away from campus to not feel like a college student."

2<sup>nd</sup>
\$ | 7+ PEOPLE

### MEADOWBROOK APARTMENTS

Lawrence

**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."

3<sup>rd</sup>
\$ | 5+ PEOPLE

### 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)."



# BEST FOR AMENITIES

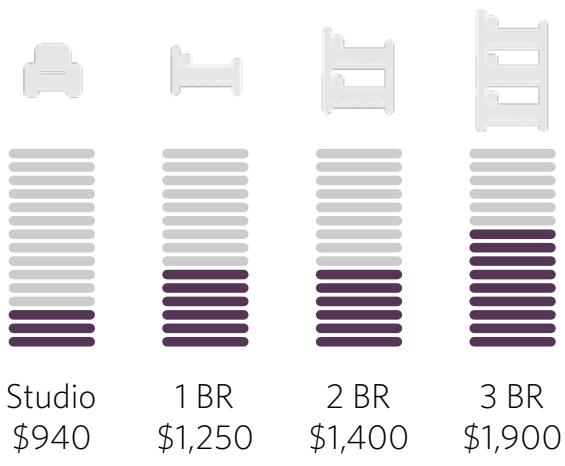
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



## TOP 5

1 <sup>st</sup>	THE NEST	9.8 AMENITY RATING
2 <sup>nd</sup>	HUNTERS' RIDGE APARTMENTS	9.6 AMENITY RATING
3 <sup>rd</sup>	WESTFIELD PLACE APARTMENTS	9.2 AMENITY RATING
4 <sup>th</sup>	FAIRWAY FLATS	9.0 AMENITY RATING
5 <sup>th</sup>	901 LOFTS	8.7 AMENITY RATING

**1<sup>st</sup>** **THE NEST** | \$\$\$\$ | 9.8 AMENITY RATING  
Lawrence, 3345 Magnolia Cir

**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."

**2<sup>nd</sup>** **HUNTERS' RIDGE APARTMENTS** | \$\$\$ | 9.6 AMENITY RATING  
Lawrence, 550 Stoneridge Dr

**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."

**3<sup>rd</sup>** **WESTFIELD PLACE APARTMENTS** | \$\$\$ | 9.2 AMENITY RATING  
Lawrence, 204 Eisenhower Dr

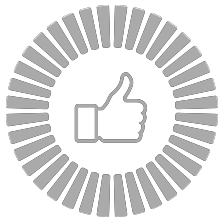
**Review by KU Law Student**  
"Many young professionals live here. It is quiet and calm. Management is good to work with. The apartments are nice, clean, and updated."

# BEST FOR VALUE

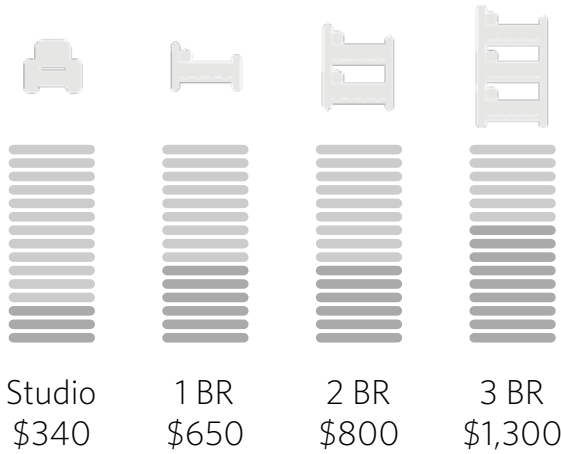
Highest-rated properties for value

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

What top value properties typically offer:



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



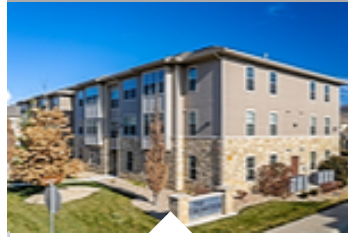
## TOP 5

1 <sup>st</sup>		THE FRONTIER WEST LAWRENCE	9.8 VALUE RATING
2 <sup>nd</sup>		TUCKAWAY APARTMENTS	9.2 VALUE RATING
3 <sup>rd</sup>		EDDINGHAM PLACE	8.1 VALUE RATING
4 <sup>th</sup>		APARTMENT ON SIXTH	8.0 VALUE RATING
4 <sup>th</sup>		NORTHSTONE APARTMENTS	8.0 VALUE RATING

1<sup>st</sup>

THE FRONTIER WEST LAWRENCE  
Lawrence

\$\$ | 9.8 VALUE RATING



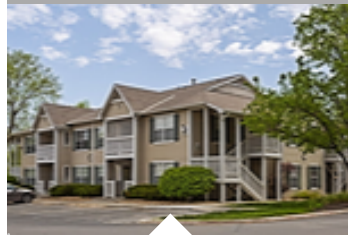
Review by *KU Law Student*

"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!"

2<sup>nd</sup>

TUCKAWAY APARTMENTS  
Lawrence

\$ | 9.2 VALUE RATING



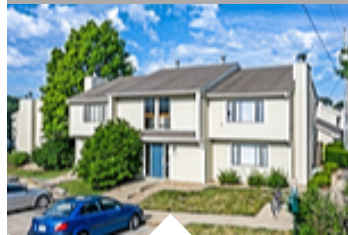
Review by *KU Law Student*

"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"

3<sup>rd</sup>

EDDINGHAM PLACE  
Lawrence, 1501 Eddingham Dr

\$\$ | 8.1 VALUE RATING



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."





# 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.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**