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 Grad 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 Grad students live

- 95% Lawrence
- 5% Other

Who KU Grad students live with

- 50% Alone
- 25% Spouse/partner
- 25% Roommate (excluding spouse/partner)

32% of KU Grad students live with pets

What type of properties KU Grad 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 Grad students live in

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

Distribution of property ratings

- 20% 0 - 6.9
- 15% 7 - 7.9
- 25% 8 - 8.9
- 35% 9+

Average rent by apartment size

- $615 Studio
- $720 1BR
- $845 2BR
- $1,045 3BR

Rent versus own

- 90% Rent
- 10% Own

Commute methods

- 50% Driving
- 25% Walking
- 20% Public Transit
- 5% Biking
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
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 KU 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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<tbody>
<tr>
<td>Studio</td>
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<td>$850</td>
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<tr>
<td>2 Bedroom</td>
<td>$1,000</td>
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WHAT RESIDENTS THINK ABOUT LAWRENCE

★☆☆☆☆

Review by KU Grad 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 Grad 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.
## APARTMENT RATINGS

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

<table>
<thead>
<tr>
<th>Property Type</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>Apartment on Sixth</td>
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</table>

*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

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

SCHEDULE YOUR TOUR TODAY!
## Apartment Ratings

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
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<th>Management</th>
<th>Amenities</th>
<th>Value</th>
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<td>Sunrise Village</td>
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<td>The Connection at Lawrence</td>
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<td>Apt 9.2</td>
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### 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 KU Grad students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

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

TOP 5

1st MEADOWBROOK APARTMENTS $ | 27+ PEOPLE
Lawrence

Review by KU Grad Student
“Great apartment close to West Campus with a short drive to Main campus and Jayhawk Blvd. Lots of natural sunlight and parking, with options for covered parking rentals for the winter. Management is great and respond quickly to any questions or maintenance requests. The apartment complex is a short drive from many grocery stores (none within walking distance) and is right off of Iowa St, giving access to downtown and many shops/restaurants.”

2nd CHASE COURT $$$ | 25+ PEOPLE
Lawrence

Review by KU Grad Student
“I have lived in my apartment/this complex for 3 years. I am happy with its location and amenities. Any maintenance requests have been completed in a timely manner. The office staff is nice; sometimes a bit uncoordinated and, thus, miscommunication occurs. Overall, I have been happy with the apartment and the complex company.”

3rd APARTMENT ON SIXTH $ | 20+ PEOPLE
Lawrence, 5100 W 6th St

Review by KU Grad Student
“I had such a positive experience living in my apartment here. I had respectful and timely responses with management when that was needed. I felt safe, the buildings are externally lit. It was a pet friendly complex, not a noisy one. Being further from campus it attracted fewer (maybe 0) undergraduate students.”
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 BR 2 BR 3 BR
$740 $1,050 $1,200 $1,700

TOP 5

1st
THE FRONTIER WEST LAWRENCE
Lawrence, 546 Frontier Rd
$$$$ 10.0 OVERALL RATING
Review by KU Grad Student
“The apartments are spacious with big windows, beautiful views, balcony, quiet neighborhood, and great management. They are always so quick with work orders, and very helpful. My one complaint is that the apartments are all electric, so we paid about $200 in electricity per month in the winter months. Otherwise, this place is kind of perfect. Sad I have to leave.”

2nd
HUNTERS’ RIDGE APARTMENTS
Lawrence, 550 Stoneridge Dr
$$ 9.6 OVERALL RATING
Review by KU Grad Student
“Hunters’ Ridge is a great place for young professionals. It is very quiet, well-maintained, and includes wonderful amenities such as a large salt water pool, outdoor grills, a tennis court, dog park, gym, and a movie theatre room. The apartments themselves are very spacious and bright and include lots of storage. It is a great place to live!”

3rd
FAIRWAY FLATS
Lawrence, 1525 Birdie Way
$$$$ 9.5 OVERALL RATING
Review by KU Grad Student
“Fairway Flats is close enough to campus, yet far enough away to not feel like you’re right in the middle of it. The apartments are only three or four years old and in great shape. On a golf course with great amenities including pool and gym. Price is on the higher side but if you can afford it, you will like it here.”

4th
WESTFIELD PLACE APARTMENTS

5th
PARKWAY COMMONS
9.0 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

TOP 5

1st
WESTFIELD PLACE APARTMENTS
Lawrence, 204 Eisenhower Dr
$440
1 BR $1,250
2 BR $1,400
3 BR $1,500

Review by KU Grad Student
“Never had an issue with apartment management or neighbors. I live within walking distance to rock chalk park. Many young professionals live here. It is quiet and calm. Management is good to work with. The apartments are nice, clean, and updated.”

2nd
PARKWAY COMMONS
Lawrence
$330
1 BR $1,250
2 BR $1,400
3 BR $1,500

Review by KU Grad Student
“Great pool! Great staff!”

3rd
THE NEST
Lawrence
$550
1 BR $1,250
2 BR $1,400
3 BR $1,500

Review by KU Grad 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.”
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 $340 1 BR $650 2 BR $800 3 BR $1,300

TOP 5

1st SUNRISE VILLAGE Lawrence, 660 Gateway Ct $9.7 VALUE RATING
Review by KU Grad Student
“We had a good experience from the very beginning even with a change in ownership over the fall. Responsive management. Pleasant neighbors. Worth the rent.”

2nd VILLAGE SQUARE Lawrence $9.5 VALUE RATING
Review by KU Grad Student
“I’ve stayed here for five years. Basic amenities, could be updated, but it does the job. If there’s an issue, the management responds in one day. Bus (36) for campus is right across the street.”

3rd CAMPUS VIEW Lawrence $9.2 VALUE RATING
Review by KU Grad Student
“It’s a cheap place to live, meaning you get more money to spend if you’re on a GTA budget. The apartment is small, but it’s not a big deal if you’re living alone or with your partner. A lot of families / working adults live here, so it’s not noisy when you’re trying to get schoolwork done. The only major downsides are: no dishwashers, no in-unit laundry. There’s laundry rooms downstairs, and you pay like $3 total to use the machines. Basically, you get what you pay for. I don’t have any complaints.”

4th UNIVERSITY TERRACE APARTMENTS $9.0 VALUE RATING

5th MEADOWBROOK APARTMENTS $8.9 VALUE RATING
Rental Homes
Smaller properties and how to find them

ABOUT RENTAL HOMES

Rental Homes 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 RENTAL HOUSE

- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

WHY YOU MAY WANT TO AVOID A RENTAL HOUSE

- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

Finding a Rental House

Rental Homes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Rental House listings are typically available ~60 days in advance. You can find a Rental House 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 Rental House search

Most KU Grad 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 Rental Homes - 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 Rental Homes 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.