

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

RICHMOND LAW

HOUSING GUIDE — 2022 —

- ✓ HOUSING DATA
- ✓ NEIGHBORHOODS EXPLAINED
- ✓ APARTMENT RATINGS
- ✓ TOP PROPERTIES
- ✓ LANDLORD INFO
- ✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

TABLE OF CONTENTS

3

HOUSING FACTS

Our data on housing

5

ABOUT VERYAPT

Using the VeryApt site alongside this guide

6

NEIGHBORHOODS OVERVIEW

Most popular neighborhoods for Richmond Law Students

7 Henrico

8 The Museum District

9 West End

10 The Fan

11

DATA TABLE

Compiled from Richmond Law student reviews

13

APARTMENT RATINGS

Top apartments, based on the feedback of Richmond Law students

13 Most Popular

14 Highest Rated

15 Best for Amenities

16 Best for Value

18

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 Richmond. We asked students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location

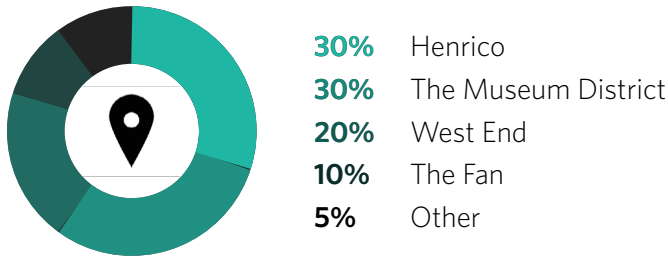


Safety

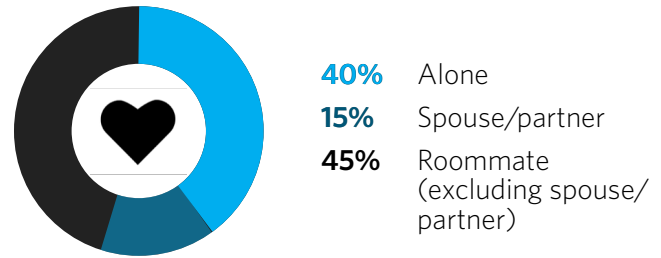
Based on their feedback, we compiled a list of the best apartment buildings for Richmond Law students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

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 Richmond Law students live

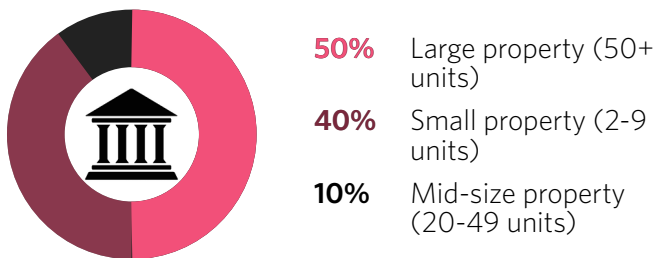


Who Richmond Law students live with

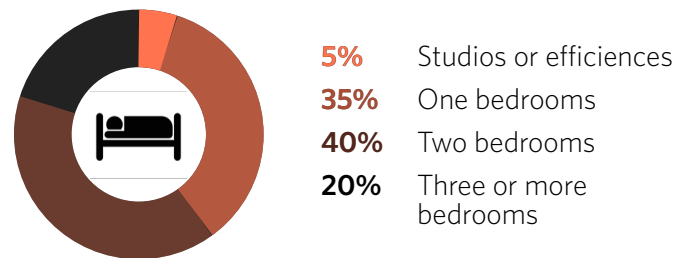


36% of Richmond Law students live with pets

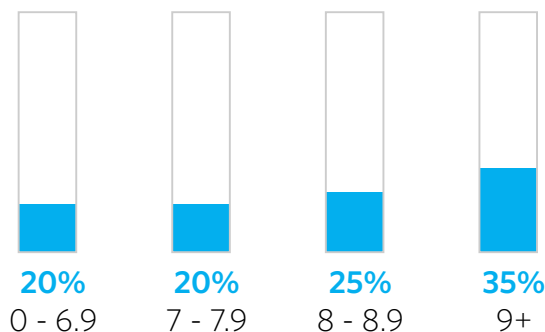
What type of properties Richmond Law students live in



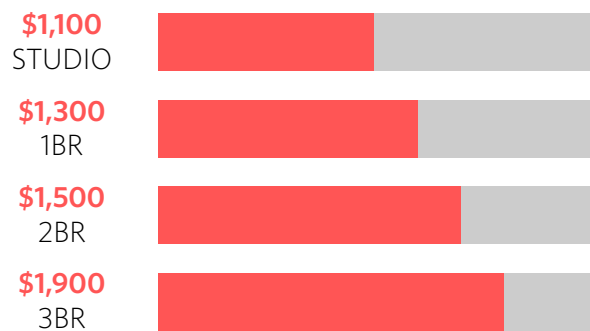
What size residences Richmond Law students live in



Distribution of property ratings



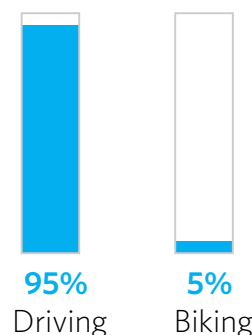
Average rent by apartment size



Rent versus own



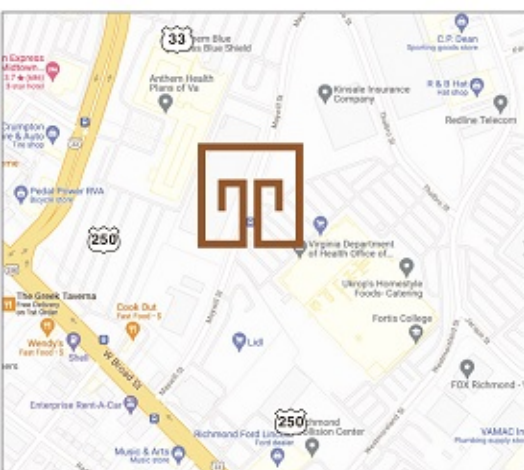
Commute methods



TAPESTRY WEST

• RICHMOND VIRGINIA •

Luxury
apartment
homes in
Richmond



WELCOME HOME TO YOUR CHARMING NEIGHBORHOOD. AMENITIES INCLUDE:

- Co-working and Independent Study Rooms
- Pool with Grilling Garden, includes Grill, Pizza Oven, and Big Green Egg
- Clubroom
- Fitness Center with Techno Gym Equipment, used by the PGA and Olympians for training
- Pet Spa
- Bike Lounge and Storage
- 24 Hour Package Room



2031 MAYWILL STREET | RICHMOND, VA
804.206.9208 | TAPESTRYWEST.COM

Just 10
minutes from
University of
Richmond

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

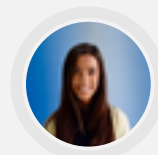


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

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



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Richmond Law Students



1 Henrico

30% of Richmond Law Students

Even today, Henrico is rich in culture and history. A popular spot for many of the residents of Henrico is Deep Run Park & Recreation Center. Here, many of the residents enjoy the recreation center, soccer fields, trails, and ponds.

3 West End

20% of Richmond Law Students

West End is a popular spot for college students and people looking to live a suburban life while having a quick commute into the city life. Most students love this area because of the easy commute and the friendly atmosphere.

2 The Museum District

30% of Richmond Law Students

Picturesque area that operates at a slow pace. It also boasts fantastic restaurants along with a welcoming vibe that makes Richmond Law students happy to call this place home.

4 The Fan

10% of Richmond Law Students

Beautiful, historic district with great spots for food and shopping & conveniently located close to downtown. It is perfect for walking and provides an authentic southern feel.

Other Neighborhoods

less than 5% each

5 Tuckahoe

6 Monroe Ward

7 Church Hill

8 Scott's Addition

9 Shockoe Bottom

10 Glen Allen



Henrico

Quiet Area with Affordable Rent

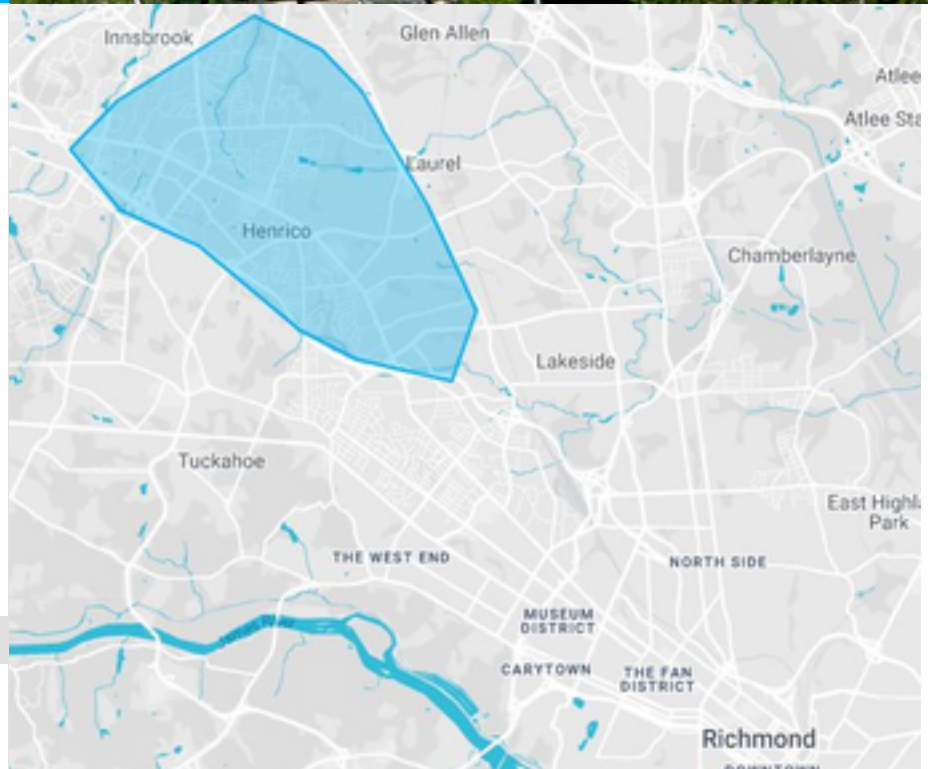
ABOUT HENRICO

Reviewers say Henrico is a great spot if you're looking for a quiet, comfortable area outside of the downtown Richmond scene. It's known for being family-friendly with welcoming people while also having many amenities within a reasonable distance. As with most places around Richmond, young professionals here say you will experience a true Southern feel if you choose Henrico.

Quiet Neighborhood

Car

Close to Campus



MEDIAN RENTS IN HENRICO

\$830

Studio

\$1,075

1 Bedroom

\$1,230

2 Bedroom

WHAT RESIDENTS THINK ABOUT HENRICO



Review by [Law Student](#)

TUCKAHOE CREEK

It's a quiet neighborhood and very family oriented. You definitely need a car and need to drive to do anything, like go to shops or restaurants. It's less than 10 minutes to campus which is convenient. My only complaint is there are no sidewalks around the property so it's annoying to go for walks or runs nearby if you're into that.



Review by [Law Student](#)

KINGS CROSSING

It's quiet, cute, and generally safe. Commute is easy. A little far away from everything, but as long as the pandemic is going on I'm not sure exactly how much we're missing. Drawback: you MUST drive anywhere you want to go. Nothing is walking distance, unless you want to walk along a major road (you don't).



The Museum District

Rich in Art

ABOUT THE MUSEUM DISTRICT

The Museum District is a spectacular pocket just outside of Downtown that is known for picturesque streets and friendly vibes. Many amenities are conveniently located close by and it's very close to The Fan/Downtown, which is where most of the nightlife can be found. Reviewers boast that the area is host to many families as well as young professionals and is said to give off an authentic small town, Virginia feel.

Picturesque Streets

Culture

Nightlife

MEDIAN RENTS IN THE MUSEUM DISTRICT

\$1,050

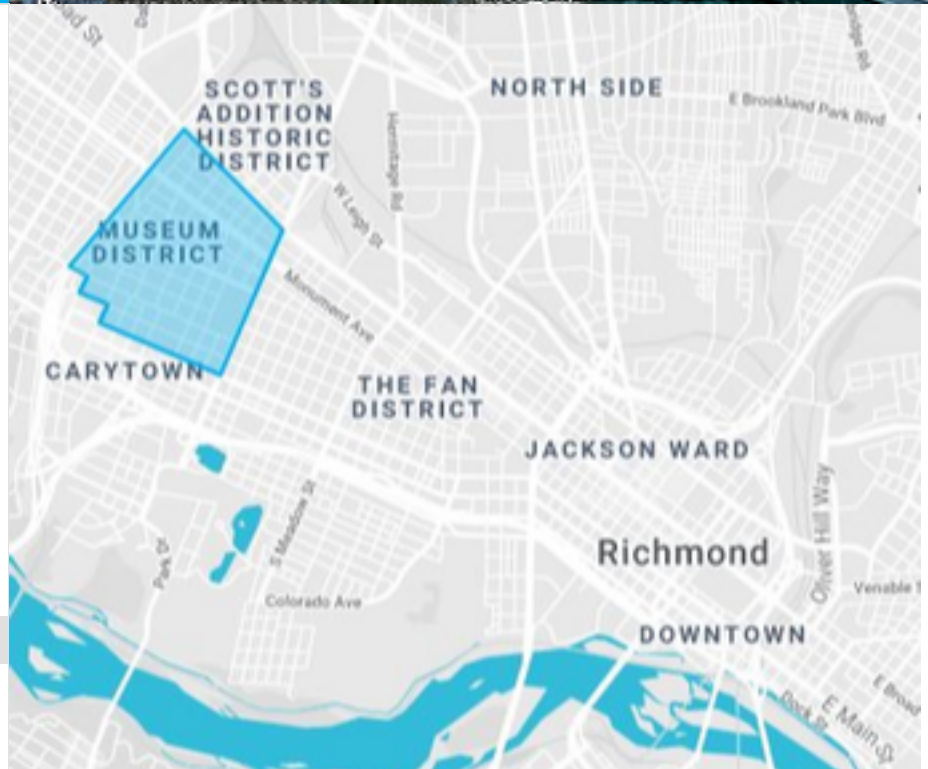
Studio

\$1,075

1 Bedroom

\$1,400

2 Bedroom



WHAT RESIDENTS THINK ABOUT THE MUSEUM DISTRICT



Review by [Law Student](#)  THE GALLERY MIDTOWN

I LOVE the Museum District. It's the perfect balance between social and quiet. The Museum District is perfect for grad students who like to run through scenic streets or walk to the VMFA for happy hour. Everyone is very friendly. Lots of grocery options near here. Convenient to the highway as well.



Review by [Law Student](#)  3215 HANOVER AVE

The VFMA is a wonderful museum located near by. Cary street and Carytown isn't too far away with some great restaurants. A couple grocery stores are in walking distance. The neighborhood consists mainly of families and is very safe.



West End

Suburban Yet In-Touch With the City

ABOUT WEST END

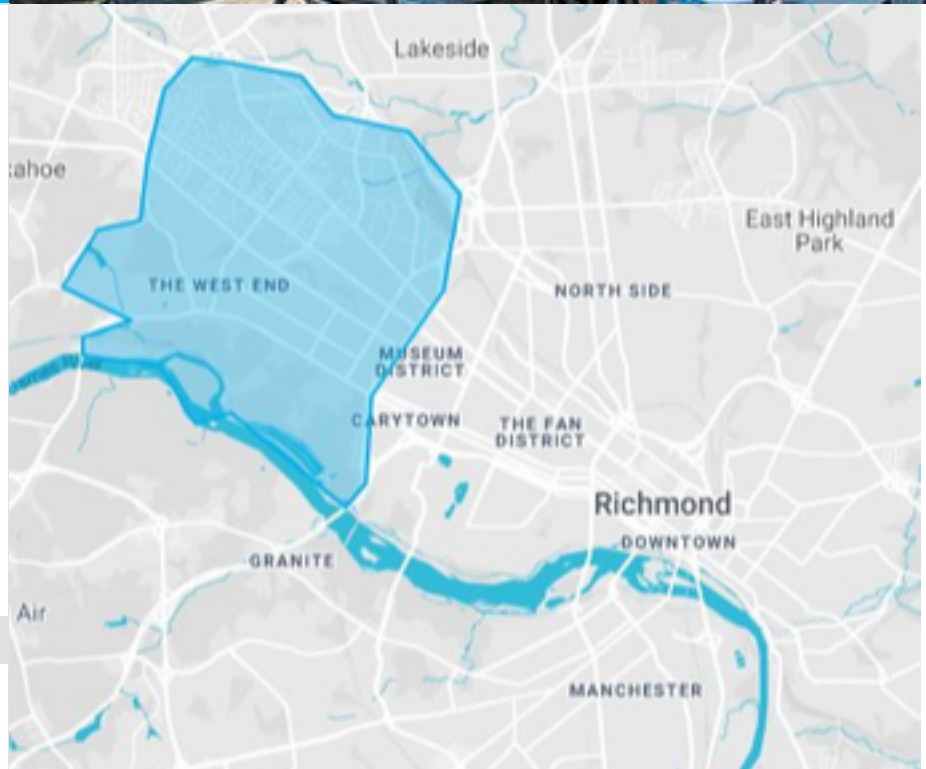
West End is a great spot for those looking to be near the city but also have some space away from it. West End has a classic suburban feel, but is also commutable to the city of Richmond. University life is thriving. The convenient commute makes West End popular for University of Richmond students.

Quiet

Suburban

Bryan Park

Near City



MEDIAN RENTS IN WEST END

\$840

Studio

\$990

1 Bedroom

\$1,405

2 Bedroom

WHAT RESIDENTS THINK ABOUT WEST END



Review by [Law Student](#)

📍 ESTATES AT HORSEPEN

This neighborhood is really pretty and very nice. You have everything you need within a short drive. Almost equal distance between this area, Short Pump, and downtown.



Review by [Law Student](#)

📍 VILLAGE AT HORSEPEN

Great area filled with students and families. Elementary school located nearby, so lots of kids walking. Grocery stores and restaurants within 5 min drive



The Fan

Great Balance of Nightlife and Greenspaces

ABOUT THE FAN

The Fan is an attractive family-friendly neighborhood for all sorts of working professionals, while still standing out for a great night life. The highly walkable aspect of the Fan is one key positive of the neighborhood, though parking can be much more limited than in other spots.

Restaurants

Cafes and Shops

Walk-able

Young Professionals



MEDIAN RENTS IN THE FAN

\$835

Studio

\$920

1 Bedroom

\$1,120

2 Bedroom

WHAT RESIDENTS THINK ABOUT THE FAN



Review by [Law Student](#)

📍 22 S. ARTHUR ASHE

I'd recommend students live closer to the Fan/ downtown. We already spend a lot of time on campus, so it's nice to be able to walk places or have restaurants/ bars only a short car ride away. The commute to school is only 12 minutes!



Review by [Law Student](#)

📍 307 N BOULEVARD

The Fan is the best place for young professionals to live. Its walkability is out of this world and it is even better because I have always felt safe. Restaurants and bars are always only steps away. It has a real neighborhood feel!

APARTMENT RATINGS

KEY

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

- \$\$\$\$ \$1080+ per renter
- \$\$\$ \$960- \$1079
- \$\$ \$870- \$959
- \$ < \$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
2101 Grove Ave	Apt	9.0	\$\$			✓	●●●●	●●	●●●●	●●●●	●●●●
3530 Grove Ave	Condo	7.5	\$\$				●●	●	●●●●	●●	●●●
4N4 Midtown	Apt	7.3	\$\$\$				●●●	●●●	●●●	●●●●	●●●
Abbingdon West End	Apt	7.0	\$\$				●●	●●	●●●	●●	●●
American Cigar Lofts	Apt	6.7	\$\$				●●	●●	●●●	●●●	●●
Berkshire Apartments	Apt	6.0	\$\$\$				●●	●●	●●	●●	●●
Bliley's Garage	Apt	10.0	\$\$		✓		●●●●	●●●●	●●●●	●●●●	●●●
Broadmoor	Apt	8.0	\$		✓		●●	●●	●●●●	●●	●●●
Cobblestone Commons	Apt	6.5	\$\$\$				●●●	●	●●	●●	●●
Colonial Village at Waterford	Apt	8.0	\$\$		✓		●●●	●●●●	●●	●●	●●
Colony Gateway Apartments	Apt	7.4	\$				●●●●	●	●●●●	●●	●●
Copper Mill Apartments	Apt	7.9	\$\$				●●●	●●●	●●	●●	●●●
Creek's Edge at Stony Point	Apt	8.8	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Gayton Pointe Townhomes	Apt	7.2	\$\$\$				●●	●●●	●●●	●●	●●●●
Hardwicke House	Apt	6.0	\$\$				●●	●●●	●●●●	●●●●	●●
Hunters Ridge	Apt	6.0	\$				●●	●●	●●	●	●●
James River at Stony Point	Apt	8.4	\$\$\$				●●	●●●●	●●	●●●	●●●
Kensington Court	Apt	9.7	\$		✓		●●●	●●	●●●	●●●	●●●
Kings Crossing	Apt	7.4	\$\$\$	✓	✓	✓	●●	●●	●●	●●	●●
Legacy at Mayland	Apt	8.0	\$\$				●●	●	●●	●●	●●
Main2525	Apt	8.0	\$\$\$				●	●●●	●●●	●●●	●●
Malvern Manor Apartments	Apt	7.4	\$\$\$\$	✓			●●●●	●●●	●●	●●●	●●●
Maple Springs Apartments	Apt	8.5	\$\$\$\$				●●●	●●●	●●	●●	●●
Penstock Quarter Apartments	Apt	8.0	\$\$\$\$				●●●	●●●●	●●●	●●●	●●●●

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

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Residences at the John Marshall	Apt	7.6	\$\$\$\$				●●●●	●●	●●	●●●	●●●●
River Vista Apartments	Apt	8.0	\$\$\$				●●●●	●●●	●	●	●●●●
St. John's Wood	Apt	4.5	\$				●●	●●	●●	●●	●●
Stony Point Apartments	Apt	9.2	\$		✓		●●●●	●●●	●●●●	●●	●●●
Sundance Station	Apt	7.2	\$\$				●●	●●	●●	●●	●●
The Cooperage	Apt	8.5	\$\$\$\$				●●	●●●●	●●	●●	●●●
The Ella Scott's Addition	Apt	6.8	\$\$				●●	●●	●	●●●●	●●
The Estates at Horsepen	Apt	8.5	\$\$\$\$	✓			●●●●	●●●●	●●	●●●	●●●
The Flats at West Broad Village	Apt	9.0	\$\$\$\$				●●●●	●●●	●●●●	●●●●	●●●●
The Gallery	Apt	8.8	\$\$\$				●●●	●●●●	●●	●●●●	●●
The Icon	Apt	7.0	\$\$\$		✓		●●●●	●●	●●●	●●	
The Locks	Apt	8.4	\$\$\$				●●	●●	●●●	●●●●	●●
The Nest	Apt	9.0	\$\$\$		✓		●●	●●●	●●●●	●●●●	●●●●
The Preserve at Scott's Addition	Apt	9.9	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Scout Scott's Addition	Apt	7.0	\$\$\$				●●●	●●●	●●	●●●	●●●●
The Spectrum	Apt	6.0	\$\$\$				●●●	●●	●●	●●	●●
The Towers on Franklin	Apt	6.0	\$\$				●●	●●	●	●●●	●●
The Village At Westlake	Apt	9.0	\$\$				●●●●	●●●●	●●●	●●	●●●●
The Village at Horsepen	Apt	8.8	\$\$\$\$	✓	✓		●●●	●●	●●	●●●	●●●
Todd Lofts	Apt	5.2	\$				●	●●	●●●●	●●	●●
Treehouse	Apt	5.5	\$				●	●●	●●	●●	●●
Tuckahoe Creek Apartments	Apt	7.1	\$\$	✓			●●	●●	●●●	●●	●●
Tuckahoe West	Apt	7.0	\$				●	●●	●●●	●●	●●
Wellesley Terrace	Apt	9.1	\$				●●●●	●●●●	●●●●	●●●●	●●●●

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.

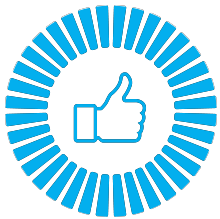
Safety Building neighborhood safety.

MOST POPULAR

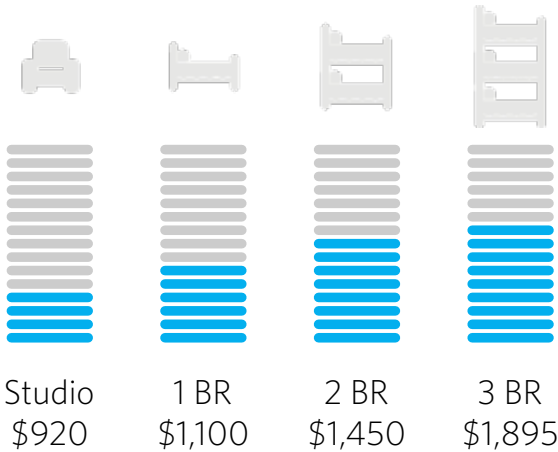
Buildings with the most Richmond Law students

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

What students typically look for:



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



TOP 5

1 st		KINGS CROSSING	14+ PEOPLE
2 nd		MALVERN MANOR APARTMENTS	11+ PEOPLE
3 rd		THE VILLAGE AT HORSEPEN	9+ PEOPLE
4 th		THE ESTATES AT HORSEPEN	6+ PEOPLE
5 th		TUCKAHOE CREEK APARTMENTS	3+ PEOPLE

1st

KINGS CROSSING

Henrico

\$\$\$

14+ PEOPLE



Review by *Richmond Law Student*

"All of the management staff is so friendly and so helpful. The apartment itself is in pretty good condition, with just a few minor cosmetic things. Maintenance is always quick to respond, and also very friendly and helpful! Amenities are all super nice. We haven't had any major noise or security issues!"

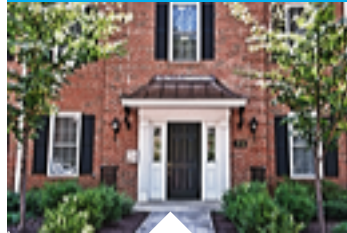
2nd

MALVERN MANOR APARTMENTS

Mary Munford

\$\$\$

11+ PEOPLE



Review by *Richmond Law Student*

"Malvern Manor's location is great, both in terms of getting to school and being close to so much of what Richmond has to offer. The downside is that the complex is old, and this is reflected in the apartments. The kitchens are a bit dated, as is the bathroom, and you can tell the space has seen some wear and tear. Maintenance has been great in fixing our issues, but we have had to call them often for various things in the apartment."

3rd

THE VILLAGE AT HORSEPEN

West End, 6701 Dartmouth Ave

\$\$\$

9+ PEOPLE



Review by *Richmond Law Student*

"The Village at Horsepen's price is basically the same as its website, and they gave discounts according to length of rent. The management is honest and friendly. The house itself and environment of "The Village at Horsepen" is practical and beautiful. Many renters are from UR. Residents here are friendly."

HIGHEST RATED

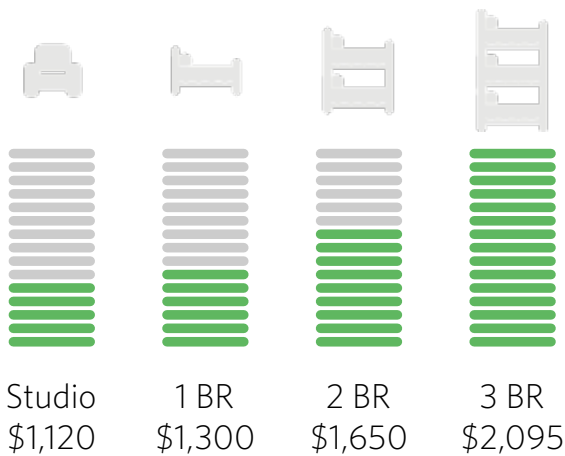
Buildings with the best overall ratings

[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



TOP 5

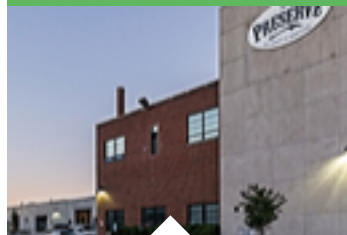
1 st		THE PRESERVE AT SCOTT'S ADDITION	9.9 OVERALL RATING
2 nd		KENSINGTON COURT	9.7 OVERALL RATING
3 rd		STONY POINT APARTMENTS	9.2 OVERALL RATING
4 th		WELLESLEY TERRACE	9.1 OVERALL RATING
5 th		THE FLATS AT WEST BROAD VILLAGE	9.0 OVERALL RATING

1st

THE PRESERVE AT SCOTT'S ADDITION
Scott's Addition

\$\$\$

9.9
OVERALL
RATING



Review by *Richmond Law Student*

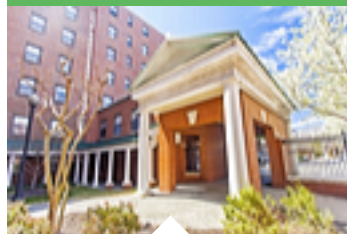
"I absolutely love my apartment. The rent is pretty pricey, but that is to be expected with a one-bedroom apartment in a 5-year-old apartment complex. Although on the more expensive side, it is not abnormal for similar one-bedroom apartments in the area. At The Preserve, you have the option of renting a unit in one of two buildings."

2nd

KENSINGTON COURT
The Museum District

\$

9.7
OVERALL
RATING



Review by *Richmond Law Student*

"I love my apartment! A lot of natural light, a parking lot, and walking distance to Carytown and Scott's Addition. It's about 10-15 minutes to school and the neighborhood is very quiet."

3rd

STONY POINT APARTMENTS
Huguenot

\$

9.2
OVERALL
RATING



Review by *Richmond Law Student*

"The apartments are nice enough, especially for students. There is a lot of nature that is really pretty throughout the year. The complex is kinda hidden off the main road in a fairly quiet area but is still close to the University of Richmond and a straight shot 10 to 15 minutes down to Cary Town/the Fan."

BEST FOR AMENITIES

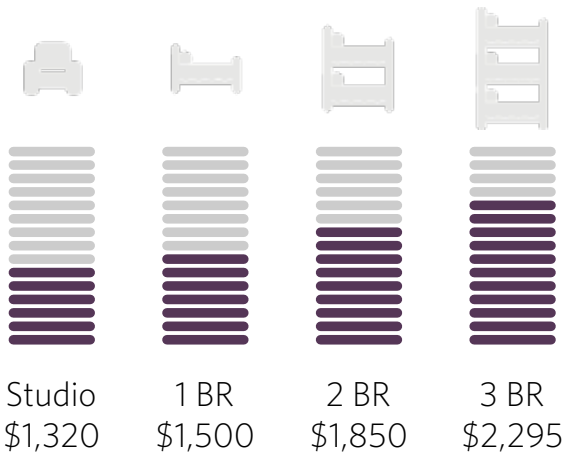
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM






What top amenity properties typically offer:



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



TOP 5

1 st		JAMES RIVER AT STONY POINT	9.9 AMENITY RATING
2 nd		CREEK'S EDGE AT STONY POINT	9.8 AMENITY RATING
3 rd		THE ESTATES AT HORSEPEN	9.4 AMENITY RATING
4 th		COLONIAL VILLAGE AT WATERFORD	9.1 AMENITY RATING
5 th		THE FLATS AT WEST BROAD VILLAGE	9.0 AMENITY RATING

1st

JAMES RIVER AT STONY POINT

Stony Point, 9101 Stony Point Pkwy

\$\$\$

9.9
AMENITY
RATING



Review by *Richmond Law Student*

"My roommate and I have had a pretty good experience with this apartment. The pool and gym are maintained well and the complex looks nice. It is a beautiful unit with nice flooring and utilities provided. We recently attended a Thirsty Thursday even where food and drinks were provided which was fun. Overall, the apartment itself is a great place to live, but the location is not always great if you're a young single and issues arise from time to time."

2nd

CREEK'S EDGE AT STONY POINT

Stony Point

\$\$\$

9.8
AMENITY
RATING



Review by *Richmond Law Student*

"The community here is amazing! They care and check in on you. There are community wide events at the bonfire about every month/near holidays so you can meet people. Everyone is very friendly as well! It is a gated community as well!"

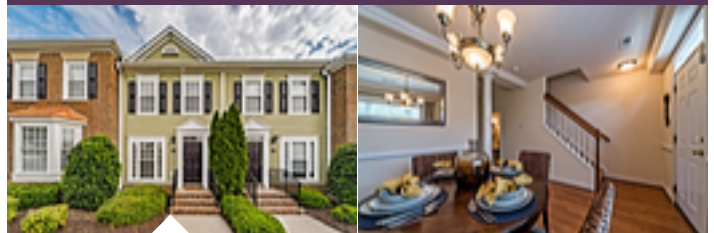
3rd

THE ESTATES AT HORSEPEN

West End

\$\$\$

9.4
AMENITY
RATING



Review by *Richmond Law Student*

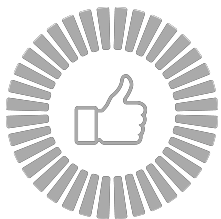
"The apartment itself its nice because it has two floors and feels like more of a home than an actual apartment. The space is great and the kitchen utilities are great as well. There is also a lot of space for storage. I have a walk in closet and another closet in my bedroom and there is also a two door pantry downstairs. There is also washers and dryers included in each apartment. The only downside is the toilets dont work very well and have to be plunged frequently."

BEST FOR VALUE

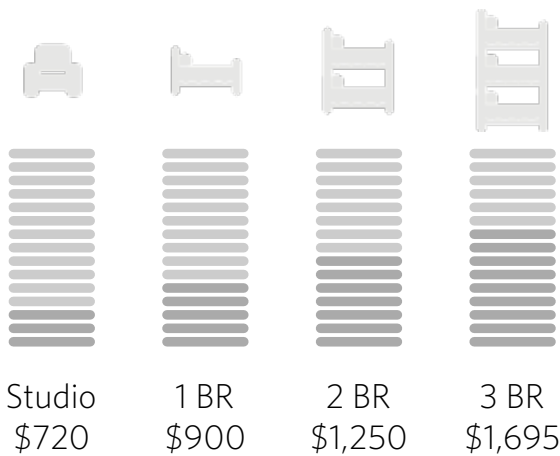
Highest-rated properties for value

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



TOP 5

1 st		TODD LOFTS	9.6 VALUE RATING
2 nd		STONY POINT APARTMENTS	9.4 VALUE RATING
3 rd		BROADMOOR	9.0 VALUE RATING
3 rd		WELLESLEY TERRACE	9.0 VALUE RATING
5 th		COLONY GATEWAY APARTMENTS	8.8 VALUE RATING

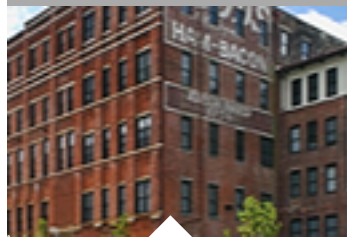
1st

TODD LOFTS

Newtowne West, 1128 Hermitage Rd

\$

9.6
VALUE
RATING



Review by *Richmond Law Student*

"I enjoy living at Todd Lofts. It is a solid value in a decent area. Two blocks over, and you are in Scott's Addition where the rent is much higher. My room is the only room in the apartment that receives natural light. This is something my roommates do not like. Management is never on property, although there are not too many issues they would be able to deal with directly. I think it is a solid place for college students to live, especially if you can deal with the low levels of natural light."

2nd

STONY POINT APARTMENTS

Huguenot

\$

9.4
VALUE
RATING



Review by *Richmond Law Student*

"The apartments are nice enough, especially for students. There is a lot of nature that is really pretty throughout the year. The complex is kinda hidden off the main road in a fairly quiet area but is still close to the University of Richmond and a straight shot 10 to 15 minutes down to Cary Town/the Fan."

3rd

BROADMOOR

Henrico

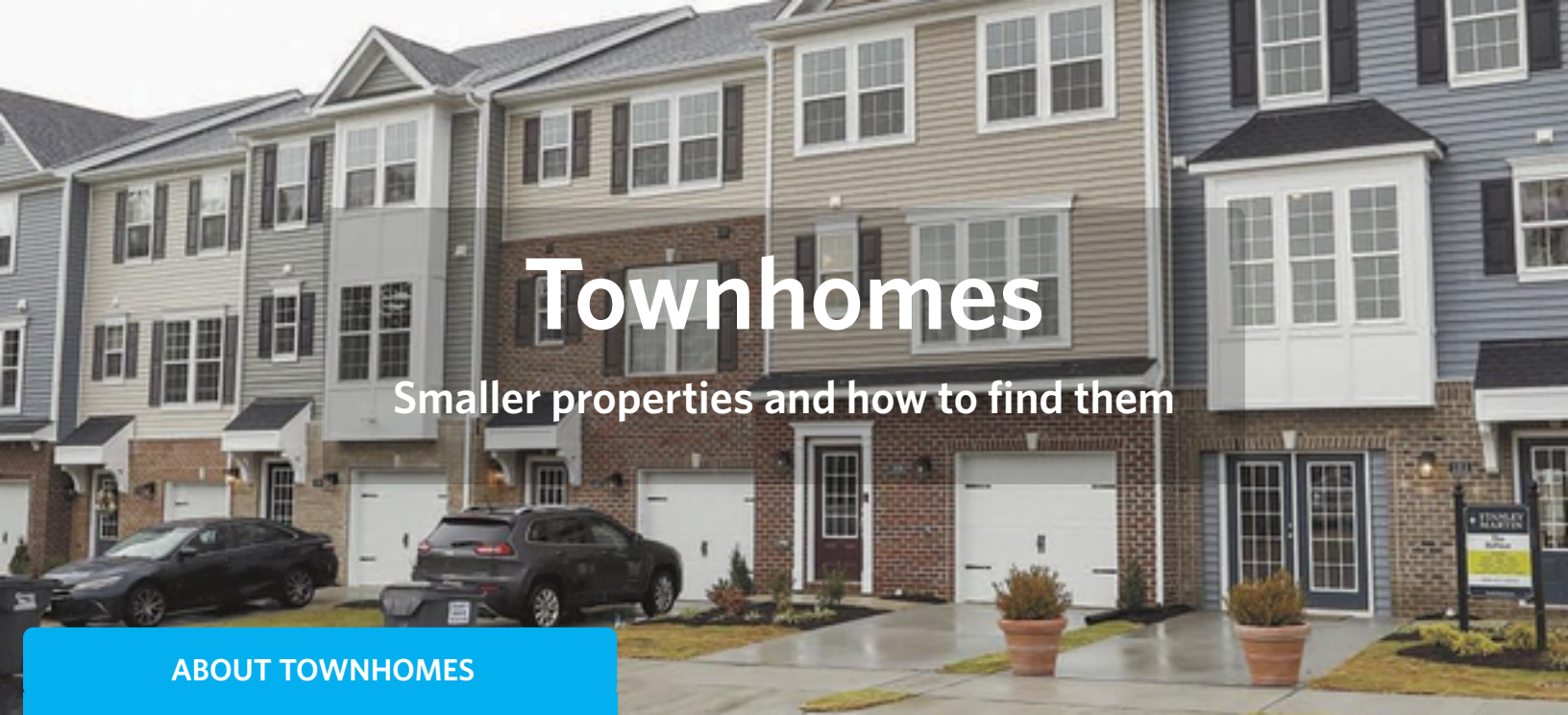
\$

9.0
VALUE
RATING



Review by *Richmond Law Student*

"My apartment features vaulted ceilings, a fireplace, 2 walk-in closets, security system, all electric appliances, in-unit laundry, large balcony with outdoor storage closet, and a master bedroom with TONS of natural light. The exterior door is separated from all the neighbors, providing decent privacy. The grounds have tons of trees, a dog park, on-site business center, pool, gym, and barbecue area."



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 Richmond 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.

LANDLORD GRADES

and the Renting Process

GRADE LANDLORD

A-	BH Management Services
B	CoreRVA
A+	Dominion Realty Partners
A-	JRK Property Holdings
A-	Legend Property Group
A-	MAA
A+	NTS Development Company
A	PMC Property Group
B+	Weinstein Properties

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 normal. 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.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM