

*REVIEWS AND ADVICE  
FROM CURRENT STUDENTS*

## DUKE FUQUA MBA

# HOUSING GUIDE — 2025 —

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



**VeryApt**

Intelligent Apartment Search

# NOT YOUR COOKIE CUTTER COMMUNITY



## STUDIO, 1, 2 & 3 BEDROOM LUXURY APARTMENTS

Huge Bedrooms and Closets  
Cable & High-Speed WIFI Included  
Samsung Black SS Appliances  
Full-sized Washer/Dryer



## NEAR DUKE MED CENTER AND DUKE'S WEST CAMPUS

Easy Access to UNC, RTP, Duke Forest and Downtown Durham  
Adjacent to Bus Route 20 (Duke) and Bus Route 10 (Downtown)



## UHILL RETAIL & FOOD + DRINK

O2 Fitness Signature	BB's Kitchen
Midtown Yoga	Aperitif
Happy + Hale	Bul Box
Gizmo Brew Works	Truss Vet
Triangle Coffee House	Curry Up Now
Wanderlux Salon	Alpaca
Bowerbird Flowers	Cook Out

## NEXT LEVEL AMENITIES

INDIVIDUAL AND COLLABORATIVE WORK SPACES & STUDY ROOMS

SALTWATER POOL WITH TANNING LEDGE AND EXPANSIVE SUNDECK

24-HOUR UHILL FITNESS CENTER

INDOOR GREENHOUSE

4 OUTDOOR KITCHENS WITH GAS GRILLS, REFRIGERATORS AND PIZZA OVENS

INDOOR & OUTDOOR LOUNGE AREAS



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



Overall



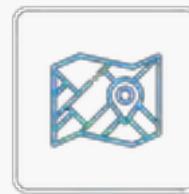
Value



Management



Amenities



Location



Safety

Based on their feedback, we compiled a list of the best apartment buildings for Fuqua MBA 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.

**Call (919) 648-1018**

**605WestEnd.com**

[605westend@willowbridgepc.com](mailto:605westend@willowbridgepc.com)

**605 WEST END**

**Walking distance to Duke University**

# **STUDIO, 1, AND 2 BR DURHAM APARTMENTS**

**with Modern Features & Robust Amenities**

**CLICK HERE TO INQUIRE  
ABOUT LEASING** >



## **FIND YOUR PERFECT HOME**

MODERN KITCHENS, OVERSIZED BATHROOMS, STAINLESS STEEL APPLIANCES, FULL-SIZED WASHER AND DRYER SET, SPACIOUS WALK-IN CLOSETS, PRIVATE PATIO/BALCONY

- ✓ **Heated** Salt Water Swimming Pool with Community Pavilion
- ✓ **Pool Side** Cabanas, Outdoor Kitchen, Lounge with TV's, and BBQ Grills
- ✓ **Fitness Center** with Cardio, Free Weight Equipment and Strength Training
- ✓ **Yoga** and Cycling Studio
- ✓ **Private** Business Center Space and Work Space with Wi-Fi, Conference Room
- ✓ **Resident** Lounge with Complimentary Java Bar
- ✓ **Fetch** Package Delivery
- ✓ **Covered** Parking
- ✓ **Bark Park** and Pet Wash Station



Contact us today to schedule a tour  
and mention **VeryApt!**

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Durham, NC 27701

PROFESSIONALLY MANAGED BY:

**Willow Bridge**

PET-FRIENDLY COMMUNITY  
(RESTRICTIONS APPLY)

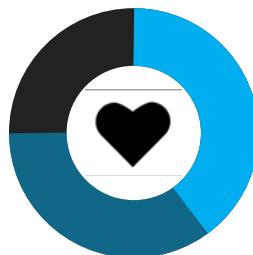


## Where Fuqua MBA students live



**45%** Ninth Street  
**15%** Old West Durham  
**10%** Downtown Durham  
**10%** Erwin - LaSalle  
**20%** Other

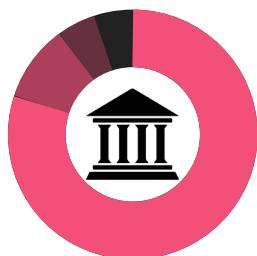
## Who Fuqua MBA students live with



**40%** Alone  
**35%** Spouse/partner  
**25%** Roommate (excluding spouse/partner)

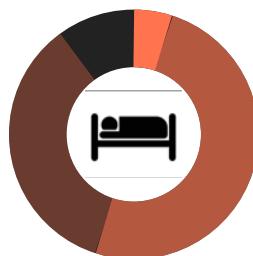
20% of Fuqua MBA students live with pets

## What type of properties Fuqua MBA students live in



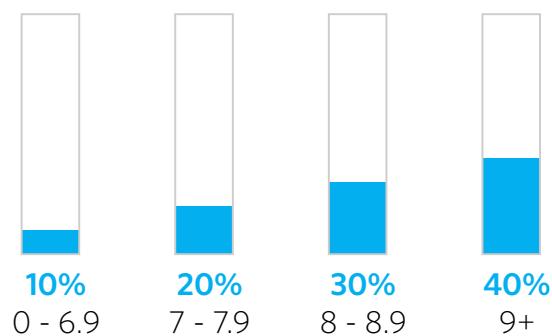
**80%** Large property (50+ units)  
**10%** Single family home  
**5%** Small property (2-9 units)  
**5%** Mid-size property (10-49 units)

## What size residences Fuqua MBA students live in

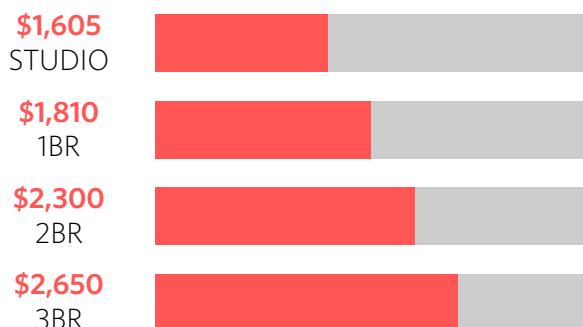


**5%** Studios  
**50%** One bedrooms  
**35%** Two bedrooms  
**10%** Three or more bedrooms

## Distribution of property ratings



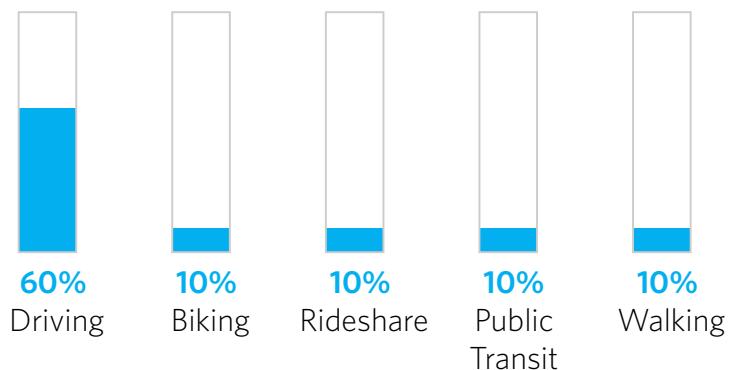
## Average rent by apartment size



## Rent versus own



## Commute methods



318 W Corporation Street, Durham, NC 27701

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# Three Buildings. One Collection.

A brand-new boutique apartment home collective, built just steps from one another in the Central Park District.

Discover well-lit studio, one, two and three-bedroom living spaces with modern design and high-quality finishes, and a variety of shared upscale amenities.

N° 318

RIGSBEE

N° 815

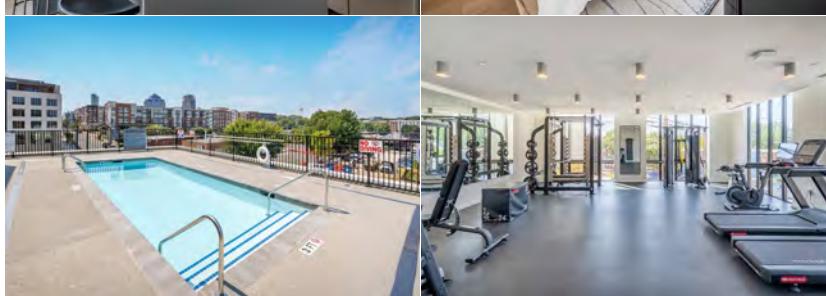
N° 311  
COLLECTION

Every Comfort, Everywhere.

- ✓ Rooftop Lounge, Pool and Poolside Cafe
- ✓ Fully Equipped Fitness Center
- ✓ Multiple Co-Working Spaces
- ✓ Library and Exclusive Art Gallery



- Spectrum Fiber & Building-Wide WiFi ✓
- Oversized Pella Windows ✓
- Side-by-side Refrigerator ✓
- In-Unit Washer/Dryer ✓
- Smart Thermostats & Locks ✓



Schedule a tour today to learn more about our community.

Collection Managed By:



# Renter Guide

## and Rental Calculator



### 1 IDENTIFY YOUR MONTHLY BUDGET

- › You can calculate your monthly costs here: [Online Rent Calculator](#)
- › Consider costs outside rent to accurately know your budget: utilities, groceries, transportation, insurance, etc.

60-90 Days

Before Moving

### 2 CHECK YOUR CREDIT

And find a guarantor if your credit score does not meet the requirements.

### 3 REACH OUT TO APARTMENT BUILDINGS

And landlords to learn more and set up tours.

### 4 GATHER FUNDS

For up-front costs that come with renting.

- › Prepare to pay an application fee, security deposit, and first/last month's rent.

### 5 APPLY FOR AN APARTMENT

30-60 Days

Before Moving

- › Landlords and apartment managers will know unit availability at least 60 days out from your lease start date.
- › Make sure the properties you tour have units available for your move-in date.

### 6 SIGN A LEASE

If you find something you like and it fits your budget.

### 7 FIND MOVERS

And arrange dates.

### 8 FIND LONG-TERM PARKING

If you have a vehicle.

### 9 SIGN A LEASE

If you haven't already.

15-30 Days

Before Moving

### 10 MAKE SURE ALL UP-FRONT COSTS ARE PAID

### 11 CHANGE YOUR MAILING ADDRESS

### 12 TRANSFER OR CANCEL YOUR EXISTING UTILITIES

### 13 GET RENTER'S INSURANCE

Through a number of reliable companies. Your landlord may suggest some.

### 14 PREP AND FIND FURNITURE



15

### INSPECT YOUR NEW APARTMENT



16

### GET WIFI



17

### SET UP A STUDY SPACE!

Right After

Moving



# MODERN LIVING ACROSS FROM DUKE

Studio, 1 and 2 bedroom  
apartments available!



## IN-UNIT

- Designer kitchens
- Granite countertops
- Walk-in closets
- Full-sized washer/dryer

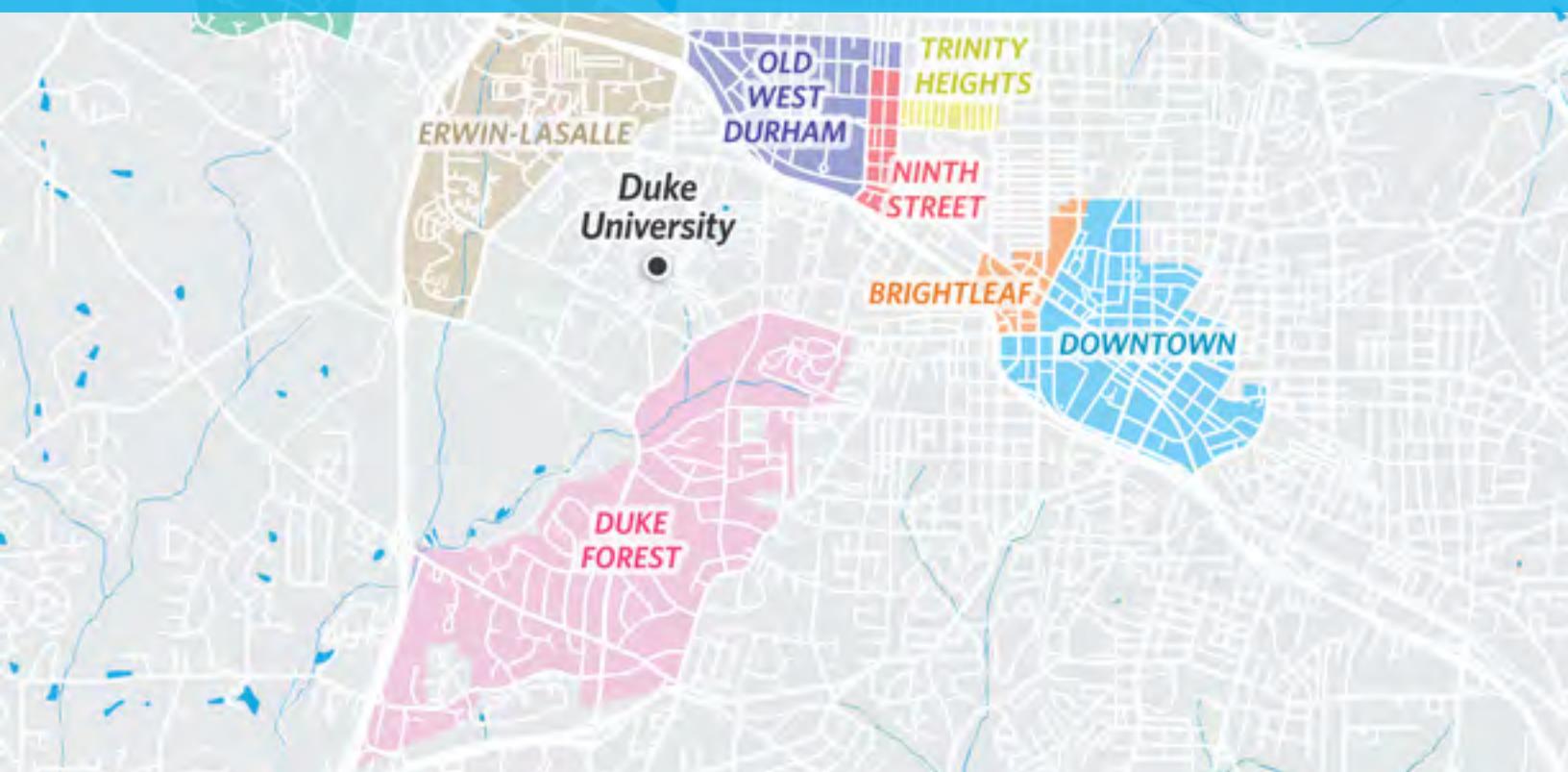
## COMMUNITY

- 5-minute walk to Duke campus
- 24-hour fitness center
- Controlled-access building
- Co-working spaces
- Smart parcel locker system

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TO INQUIRE ABOUT  
LEASING**

# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Fuqua MBA students



## 1 Ninth Street

45% of Fuqua MBA students

Ninth Street is consistently rated as the most popular neighborhood for Fuqua MBA students. The nightlife and easy access to social gatherings are just a few reasons why.

## 2 Old West Durham

15% of Fuqua MBA students

Old West Durham is conveniently located right next to Duke University and Ninth Street. This provides for easy access to classes and the popular grad student nightlife scene. There are also usually more affordable rent prices in Old West Durham.

## Other Neighborhoods

less than 5% each

5 Trinity Heights

6 Brightleaf

7 Duke Forest

8 American Village

## 3 Downtown Durham

10% of Fuqua MBA students

Downtown Durham is rated as one of the cleanest and safest city centers in the country, with the main area being The Historic Parish Street. Although it's a bit farther from campus, you'll experience more of a "city feel" if you choose to live here.

## 4 Erwin - LaSalle

10% of Fuqua MBA students

This area includes Erwin Road and LaSalle Street which run just north of Duke's campus. Fuqua students here enjoy the area for its convenience to campus and the fact that it's considered a grad student hub.



# TRINITY COMMONS

LOCATION, COMFORT, AND LUXURY

**Studios**

**1 bedrooms**

**2 bedrooms**



## Apartments & Lofts

- Walking Distance to Duke University
- Private Business Lounge
- Fitness Center and Yoga Studio
- Saltwater pool with sundeck
- Dry Sauna, Hot Tub, and Resistance Pool



- Granite Countertops
- True Bamboo Hardwood Flooring
- Walk-In Closets
- Full size washer and dryer
- 10' Ceilings
- Floor-To-Ceiling Windows

**CLICK HERE  
TO INQUIRE**

📞 (984) 370-6191

📍 2530 Erwin Rd  
Durham, NC 27705

🌐 [TrinityCommons.com](http://TrinityCommons.com)

# Ninth Street

Great Nightlife & Popular for Duke Grad Students

## ABOUT NINTH STREET

Expect frequent pregames, pool parties, and barbecues at Station Nine, and plenty of nearby events like Tav Tuesdays. Beyond the social scene, Ninth Street is also a convenient neighborhood by most measures. There's a Harris Teeter within walking distance and a restaurant for every occasion. This small area offers a lot to do.

Nightlife

Social

Grocery Store

Walkable

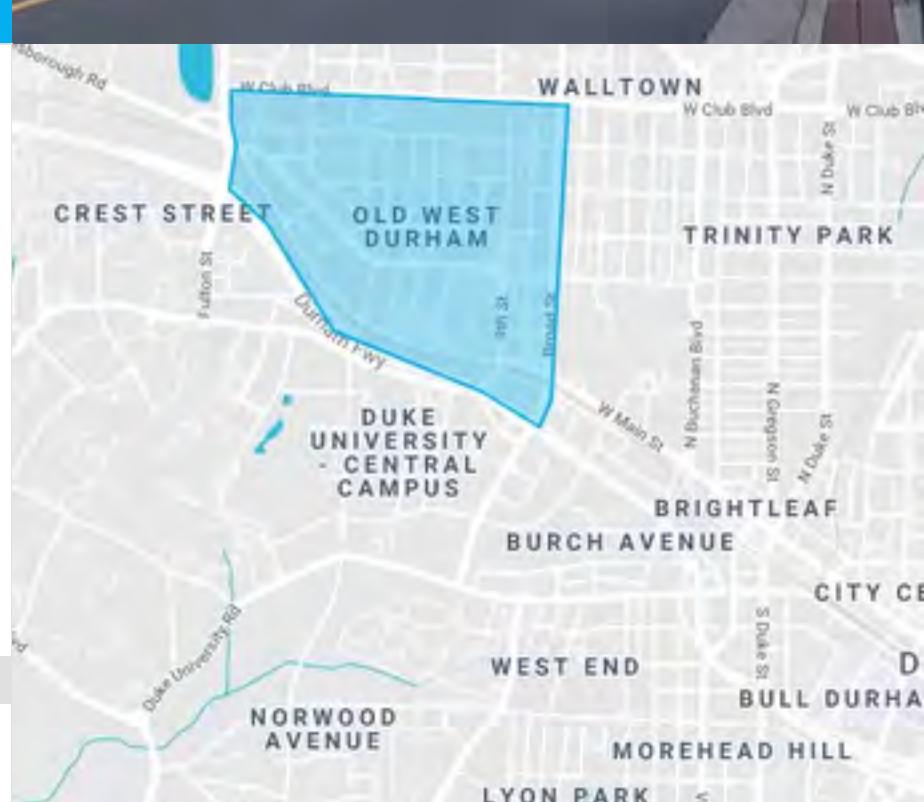
Restaurants and Bars

## MEDIAN RENTS IN NINTH STREET

\$1,200  
Studio

\$1,550  
1 Bedroom

\$2,350  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT NINTH STREET



Review by Fuqua MBA Student

📍 810 NINTH ST

I love it here, it's so beautiful, green and quiet. Perfect for those who want to be in the center of Fuqua life, and great balance of a small community + nature. Great for families too.



Review by Fuqua MBA Student

📍 BERKSHIRE MAIN

If it weren't for Fuqua I wouldn't be crazy about this location, but it's very convenient for everything. Study groups, group dinners, carpool, a lot of it happens at 9th street.



# WHERE CITY LIVING MEETS TRANQUILITY

- Resort-style pool deck and grilling area
- Outdoor courtyard with spacious seating and fire pit
- Fitness center and flex room
- Co-working spaces, conference center, phone rooms
- Clubroom with entertaining kitchen and TVs
- Luxury pet washing station and spa

KANE  
REALTY CORPORATION



**TerrazzoDurham.com**

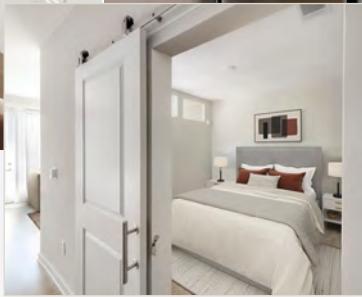
919.465.1212 Email us

2900 Erwin Rd, Durham, NC 27705

**CLICK HERE  
TO INQUIRE  
ABOUT LEASING**



# Leasing New Studio to 3-Bedroom Apartment Homes



**CLICK HERE ↗  
To Inquire  
About Leasing**

## Smart Features & AvalonConnect



Keyless entry, programmable thermostat, and technology package with pre-installed high-speed WiFi

## In-home W/D & Modern Kitchens



Quartz countertops, tile backsplash, stainless steel appliances, and hard-surface vinyl plank flooring

## Near Duke University & Hospital



Minutes from Downtown Durham, and across from the Shops at Erwin Mill

- ✓ Dens and private patio/balcony in select apartments
- ✓ Fitness center with stretching area
- ✓ Lounge and co-work spaces
- ✓ Pool and sundeck
- ✓ EV charging stations
- ✓ Pet-friendly with WAG dog run and pet spa



# Old West Durham

DIVERSITY • HARMONY • COMMUNITY

# Old West Durham

Charming & Next to Ninth Street

## ABOUT OLD WEST DURHAM

Old West Durham is just North of Duke University. It's an older neighborhood with some charm and provides easy access to campus. It's also conveniently located next to Ninth Street, which is home to a plethora of bars/restaurants, so you get to enjoy the best of both worlds.

Charming

Next to Ninth Street

Affordable Rent

Easy Access to Campus

### MEDIAN RENTS IN OLD WEST DURHAM

\$1,200

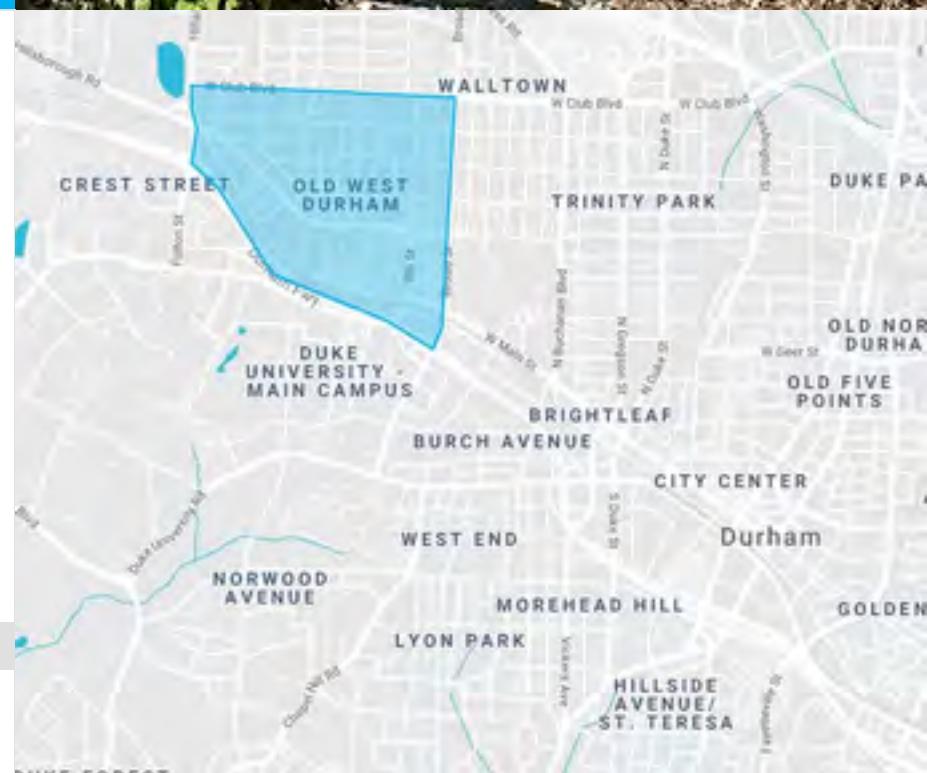
Studio

\$1,500

1 Bedroom

\$2,200

2 Bedroom



## WHAT RESIDENTS THINK ABOUT OLD WEST DURHAM



Review by Fuqua MBA Student BERKSHIRE 9TH ST

9th Street is a fun, social area for Duke MBA students. It's where a lot of them live, and all of us go out, so it's fun to be in such a social area where all friends are just a short walk away (sometimes not even outside the building!). There are great nice and fast-casual restaurants around too. It's not the cutest neighborhood, but I found it more valuable to be where my future classmates would be living.



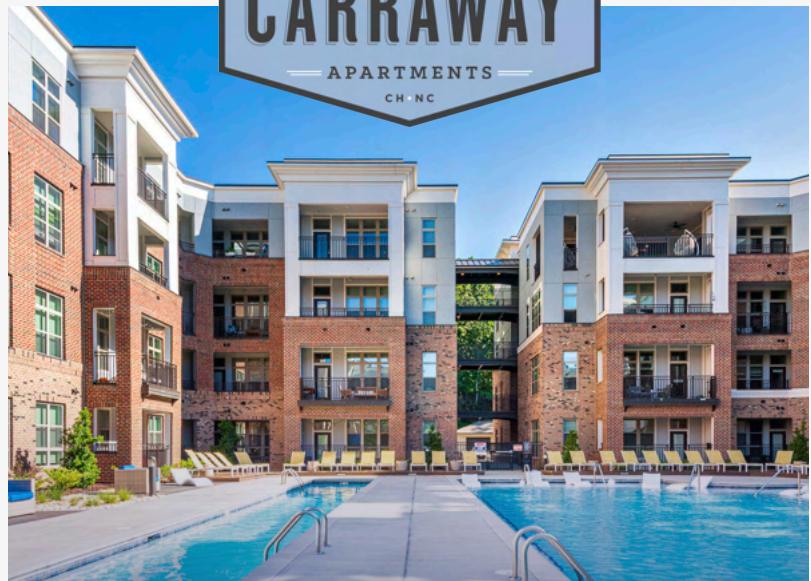
Review by Fuqua MBA Student NINTH ST

Fantastic neighborhood - highly recommend for international students at Duke especially those who do not have their own vehicles. Major grocery stores are within walking distance, with lots of casual dining options in between. Also, Duke's East Campus and Brodie gym are mere minutes away.

# Quick commute to Duke University and UNC-Chapel Hill



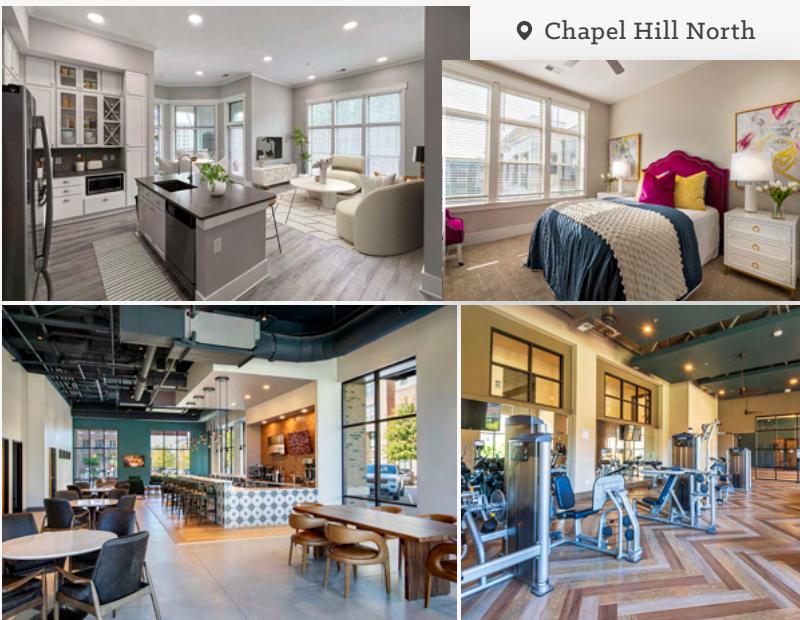
Call Today **(984) 789-5923** · [LiveCarrawayVillage.com](http://LiveCarrawayVillage.com)



## Next level for live, work, and play.

Everything you'd need for comfortable and sustainable living, all within a vibrant and exciting mixed-use village close to all Chapel Hill offers.

**NEW** The Tower at Carraway Village, move-ins starting March 2024

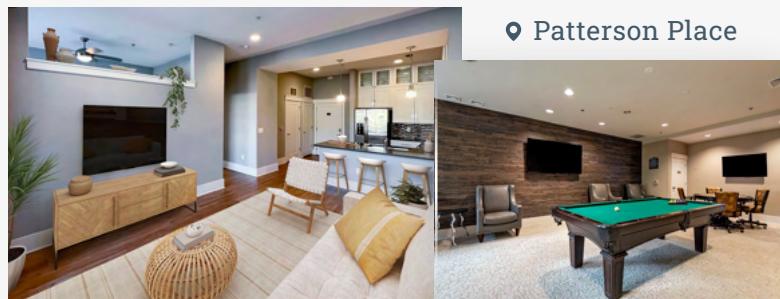


»» [CLICK HERE TO INQUIRE ABOUT LEASING](#) »»

Steps from Eubanks Park and Ride, adjacent to I-40 ·  
State-of-the-art Fitness Facilities · Steam Room & Sauna ·  
Complimentary Coffee with On-site Barista · Business Center ·  
Resident Clubhouse and Game Room · Sky Lounge



Call **(919) 367-1144** · [ApartmentsAtPalladianPlace.com](http://ApartmentsAtPalladianPlace.com)



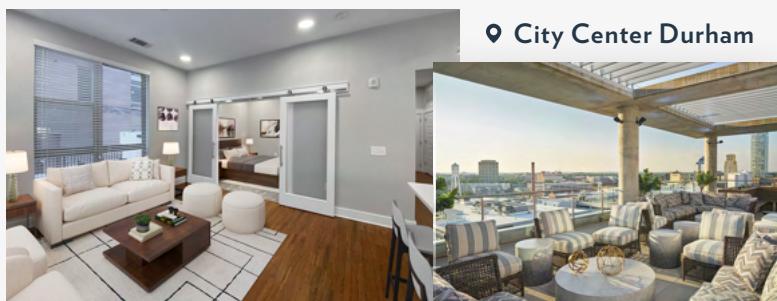
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## Conveniently between Durham & Chapel Hill

12-min drive to UNC-Chapel Hill · Sky Deck & Lounge · Resort-Style Saltwater Pool · Media Center and Business Hub · Community kitchen with TV and Fully Stocked Coffee Bar · Expansive Dog Park



Call **(984) 260-8769** · [LiveVanALEN.com](http://LiveVanALEN.com)



»» [CLICK HERE TO INQUIRE ABOUT LEASING](#) »»

## A vibrant urban setting at your doorstep

5-min drive to Duke University · Resort-Style Saltwater Pool · Clubhouse with Business Center · Expansive Fitness Facility · Courtyards with Lounge Seating, Grills, Fireplaces and Fountains

# Downtown Durham

Lively City with a lot to Offer

## ABOUT DOWNTOWN DURHAM

Downtown Durham is one of the cleanest and safest cities in the country with the main area being The Historic Parish Street. Popular spots here include Taste Carolina, Fullsteam Brewery, and Doyle's Vineyard. It's grown in popularity over the last few years as more and more Fuqua students begin to branch out here.

Bustling

Clean

City Life

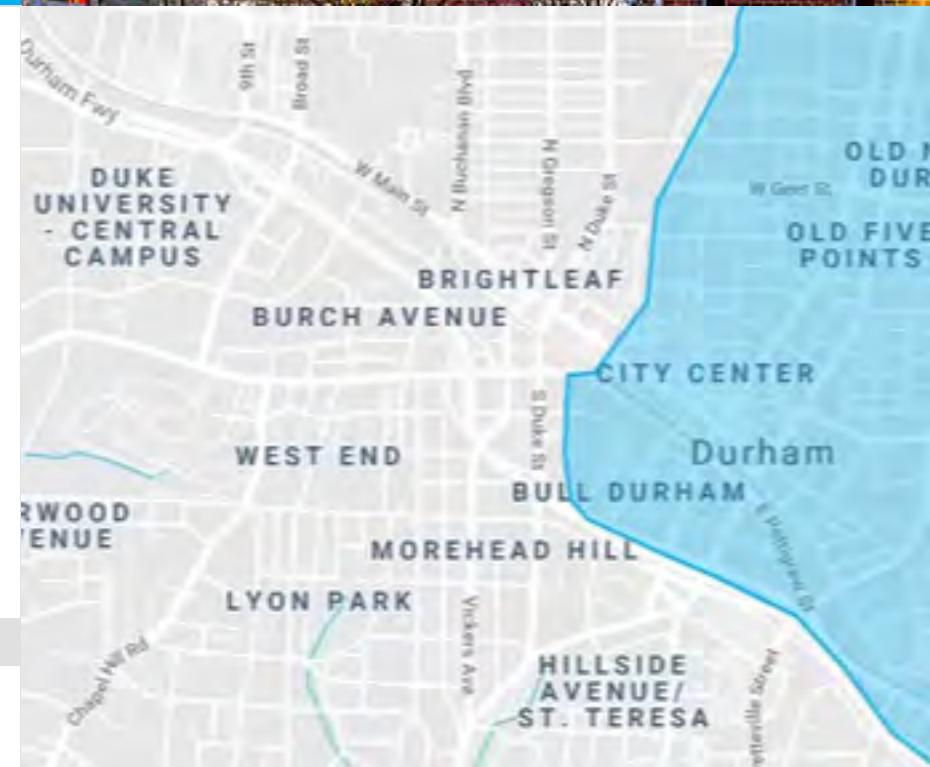
Bars and Restaurants

### MEDIAN RENTS IN DOWNTOWN DURHAM

\$1,400  
Studio

\$1,680  
1 Bedroom

\$2,335  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT DOWNTOWN DURHAM



Review by **Fuqua MBA Student**

📍 LIBERTY WH

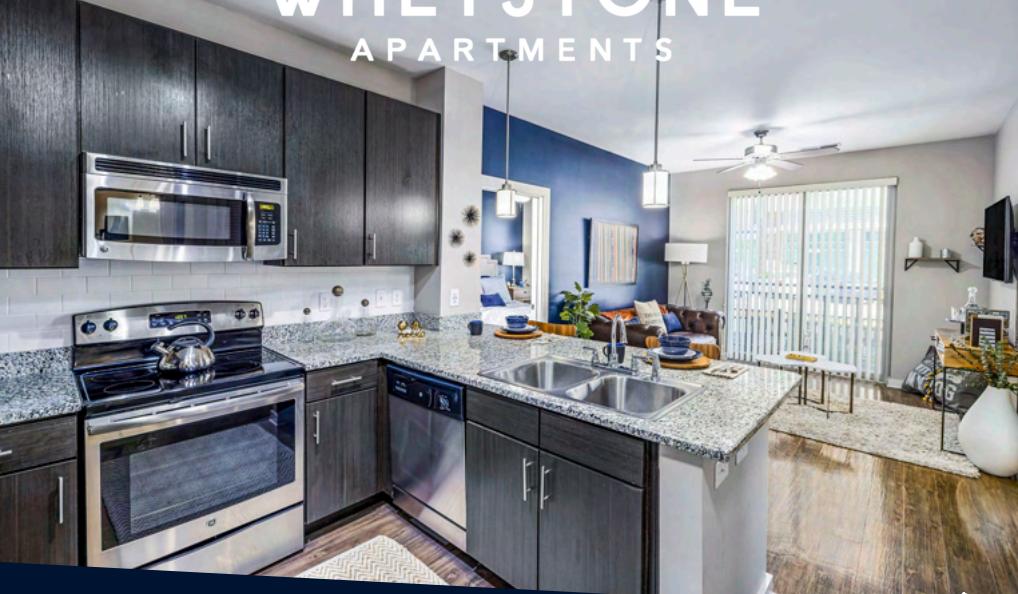
The best neighborhood in Durham. Excellent food and bars, close to everything, great neighborhood vibes, right on the tobacco trail for good walking/running. Feels very safe and streets are well lit.



Review by **Fuqua MBA Student**

📍 THE RAMSEY

DT Durham is great. Its removed from 9th Street so you encounter fewer students. Its walkable and super close to the Durham Bulls baseball park but also has a great strip of restaurants like La Mala, Mateo, Luna, and more nearby.



Enticing amenities to *Unwind*



GARDEN COURTYARD WITH GRILLING  
LOUNGE AND FIREPLACE   STUNNING  
SALTWATER POOL WITH ALFRESCO DINING  
STATE-OF-ART FITNESS CENTER  
WIFI LOUNGE WITH COFFEE BAR   DOG PARK



Modern Urban  
Studio, 1 & 2 Br  
Apartments  
just minutes to  
Duke University

Whetstone offers residents all the perks of an urban lifestyle surrounded by the southern charm and hospitality Durham is known for.



◊ CLICK HERE ◊  
to Inquire About Leasing



[WhetstoneApartments.com](http://WhetstoneApartments.com) ☎ 919-366-5140

GST31P38\_studenthousing.email@slopejet.net

501 Willard St, Durham, NC 27701

Professionally  
Managed By:

**GREYSTAR**



# Erwin - LaSalle

Quiet and Convenient

## ABOUT ERWIN - LASALLE

The area has some popular amenity apartment buildings like The Belmont, Lofts at Lakeview, and The Heights, which offer quieter alternatives to the more-social apartments like Station Nine. If you like to go out, prepare for plenty of rides to Ninth Street and Downtown as they host the main strip of bars. In general, Fuqua students enjoy the area for its convenience to class and generally quiet scene.

Close to Campus

Stores

Quiet

Suburban

### MEDIAN RENTS IN ERWIN - LASALLE

\$1,250

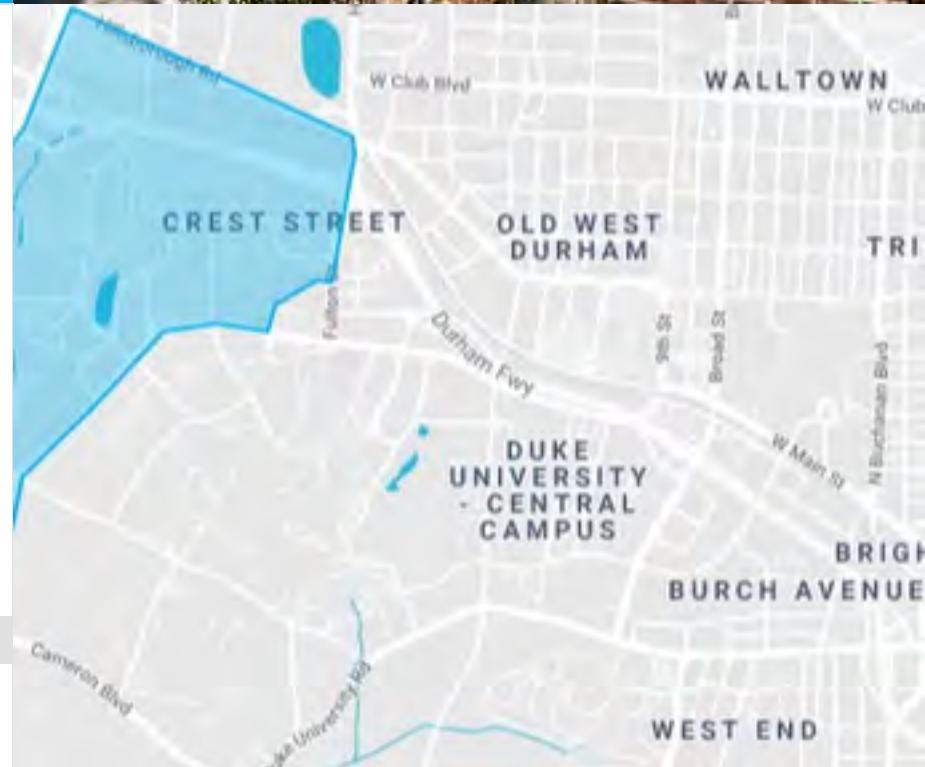
Studio

\$1,550

1 Bedroom

\$1,970

2 Bedroom



## WHAT RESIDENTS THINK ABOUT ERWIN - LASALLE



Review by **Fuqua MBA Student**📍 LOFTS AT LAKEVIEW

Very close to campus, extremely convenient. Many students live in the complexes nearby. Some food options, but no real "neighborhood." The main attraction is that it's as close to living on campus as you can get off campus.



Review by **Fuqua MBA Student**📍 BELMONT APTS

This is a quiet neighborhood set between Duke campus and the main highway. It is possible to walk to restaurants and the grocery store, though it is a bit of a walk. There is not much street noise and the community is gated. The bus that goes to campus picks up directly in front of Belmont for students who do not have vehicles. The grocery store is about a 15-minute walk away. My drive to campus is about 5 - 7 minutes.



# SPACIOUS MODERN LIVING!



WHERE *class* MEETS *convenience*

## AMENITY FEATURES

Fitness center with Fitness on Demand & Peloton Bike | Coffee Bar & Lounge | Study Rooms & Business Center | 24/7 Luxer Package Center | Rooftop Basketball Court | Pool with Sundeck | Pet Spa & Dog Run | Pool-side Bar & Grill Station | Serenity Courtyards

## APARTMENT FEATURES

White Kitchen Cabinets & Granite Countertops | White Tile Backsplash | Stainless Steel Appliances | Woodstyle Plank Flooring | Vaulted Ceilings | Plantation Blinds | High-Speed Wireless Internet | In-Unit Washer/Dryer | Spacious & Unique Floor Plans

## Hear From Our Residents

"

"Station Nine staff are quite responsive and overwhelmingly helpful."

-Chris H



"I've lived here for about 3 years, and my favorite thing about this property is by far the staff. The new renovations are great, but the leasing office and maintenance staff are friendly, professional and always go above and beyond for us."

-Maya T

"My experience living in Station Nine was great. The apartment is in a convenient location near Duke University, and it offers amazing amenities such as a newly renovated gym, outdoor pool, free parking, and responsive and friendly staff and maintenance crew."

-Molly C

"

*Where 9th Street Lives*

[www.StationNine.com](http://www.StationNine.com) | 919.286.3800  
2211 Hillsborough Road | Durham, NC 22705

# APARTMENT RATINGS

## KEY

••••	Excellent for a category	\$\$\$\$	\$1650+ per renter
•••	Great	\$\$\$	\$1350- \$1649
••	Average	\$\$	\$1050- \$1349
•	Below average	\$	< \$1050

\* 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
501 Estates	Apt	7.6	\$	✓	✓	•	••	••••	•••	••	••
810 Ninth Street	Apt	7.9	\$\$	✓	✓	•••	••	•	•••	••	••
Avalon Durham	Apt	7.5	\$\$\$\$	✓	•••	••••	•••	•••	•••••	••••	•••
Beckon	Apt	9.0	\$\$\$	••••	✓	•••	•••	•••	•••••	••••	•••
Berkshire Main Street	Apt	8.1	\$\$\$\$	••••	•••	•••	•••	•••	•••••	••••	•••
Berkshire Ninth Street	Apt	8.1	\$\$\$	✓	✓	••	•••	•	•••••	••	••
Blue Leaf Apartments	Apt	9.4	\$\$	••••	•	•••	•••	••••	••	••••	•••
Camden Durham	Apt	7.9	\$\$	••••	✓	••	••	••	•••••	••	••
Chapel Tower Apartments	Apt	6.8	\$\$	•	•	•	•••	•••••	•	••	••
Cortland Bull City	Apt	8.3	\$\$\$	•••	•••	•••	••	•••••	•••	••	••
Crowne at 501	Apt	9.3	\$\$\$\$	••••	••••	••••	••••	•••••	•••••	••••	••••
Duke Manor	Apt	7.4	\$	•••	•	•••	••	••	••	•••	•••
Foster on the Park	Apt	9.0	\$\$\$\$	•	•	•••	••	•••	•	••	••
Garrett West	Apt	8.5	\$	••••	••••	••••	••••	••••	•••••	••••	••••
Lancaster Commons	Apt	8.2	\$\$\$	••	•	•••	••••	••••	•	••	••
Lancaster Commons North	Apt	10.0	\$\$\$	••••	••••	••••	••••	•••••	•••••	••••	••••
Liberty Warehouse	Apt	8.9	\$\$	••••	••••	••••	•••	••	••	••	••
Lofts at Lakeview	Apt	7.3	\$\$\$	•	•	•••	••	•	••	••	••
One City Center	Apt	8.9	\$\$\$\$	✓	•••	••••	•••	•••	•	••	••
Poplar West	Apt	7.5	\$	•••	•	•••	•••	••••	•	•••	•••
Station Nine	Apt	7.3	\$\$\$	✓	✓	•••	•••	•••	•••••	••	••
Terrazzo Durham	Apt	9.5	\$\$\$\$	••••	••••	••••	••••	••••	•••••	••••	••••
The Bailey Apartments	Apt	6.6	\$	•	•	•••	•••	•••	•	••	••
The Belmont Apartments	Apt	8.0	\$	•••	•••	•••	•••	•••	•••••	••••	••••
The Heights at LaSalle	Apt	7.8	\$\$	••	••	••	••	•	••	••	••
The Ramsey	Apt	9.3	\$\$\$\$	••••	••••	••••	••••	••••	•	••	••••
The Residences at Erwin Mill	Apt	7.8	\$\$\$	•	•	•••	•••	••••	•••••	••••	••••
Trinity Commons at Erwin	Apt	9.0	\$\$\$	••••	••••	••••	••••	•	••	••••	••••
UHill Apartments	Apt	8.2	\$\$	•••	•••	•••	•••	•••	•••••	••••	••••
Van Alen Apartments	Apt	7.0	\$\$\$	••	••	•••	•••	•	•••••	••••	••••
Venable Durham Apartments	Apt	8.5	\$\$\$\$	••	••	•••	•••	•••	•••••	••	••
West Village	Apt	8.5	\$	•	•	•••	•••	•••	•••••	••	••
Whetstone	Apt	8.8	\$\$	••••	••••	••••	••••	••••	••	••••	••••

\*\* Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

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



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- ✓ Studio, 1BR, 2BR and 3BR Floor Plans



PET-FRIENDLY  
COMMUNITIES



# MOST POPULAR

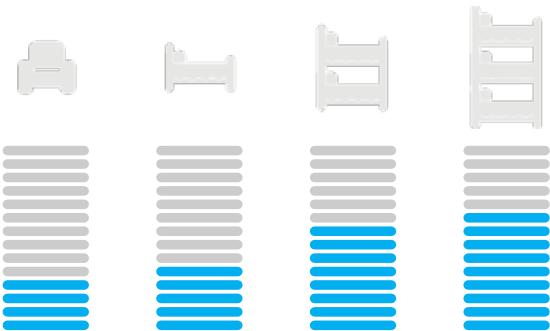
Buildings with the most Fuqua MBA students

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

What students typically look for:



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



Studio	1 BR	2 BR	3 BR
\$1,605	\$1,810	\$2,300	\$2,650

## TOP 5

<b>1<sup>st</sup></b>		<b>STATION NINE</b>	<b>18+ PEOPLE</b>
<b>2<sup>nd</sup></b>		<b>BERKSHIRE NINTH STREET</b>	<b>15+ PEOPLE</b>
<b>3<sup>rd</sup></b>		<b>810 NINTH STREET</b>	<b>10+ PEOPLE</b>
<b>4<sup>th</sup></b>		<b>501 ESTATES</b>	<b>6+ PEOPLE</b>
<b>5<sup>th</sup></b>		<b>avalon DURHAM</b>	<b>5+ PEOPLE</b>

1<sup>st</sup>

**STATION NINE**

Ninth Street

**\$\$\$**

**18+**  
PEOPLE



**Review by Fuqua MBA Student**

"Pros: attentive and friendly management; helpful maintenance workers; great gym and pool areas; new appliances; as someone without a car I've never struggled to find a ride to campus since so many Fuqua students live here, walkable to Tav.  
Cons: you can hear the train as early as 7AM depending on where you are in the building"

2<sup>nd</sup>

**BERKSHIRE NINTH STREET**

Ninth Street

**\$\$\$**

**15+**  
PEOPLE



**Review by Fuqua MBA Student**

"B9 amenities and staff are great and responsive. It's very comfortable and close to grocery stores and restaurants. Gym is great. The only I'd say is that the floors are thin and you can easily hear your upstairs neighbor if they don't have carpets."

3<sup>rd</sup>

**810 NINTH STREET**

Old West Durham

**\$\$**

**10+**  
PEOPLE



**Review by Fuqua MBA Student**

"Living at 810 9th Street you won't get the cheapest rent, but you will get a nice neighborhood, close contact with fellow Fuqua students, good common areas such as fitness room, lobby, swimming pool with grills, pet place."

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# HIGHEST RATED

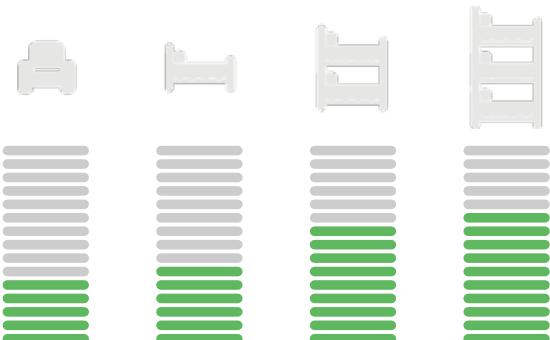
Buildings with the best overall ratings

READ MORE REVIEWS AT [VERYAPT.COM](http://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
\$1,650	\$1,850	\$2,400	\$2,700

## TOP 5

1 <sup>st</sup>	LANCASTER COMMONS NORTH	10.0 OVERALL RATING
2 <sup>nd</sup>	TERRAZZO DURHAM	9.5 OVERALL RATING
3 <sup>rd</sup>	BLUE LEAF APARTMENTS	9.4 OVERALL RATING
4 <sup>th</sup>	CROWNE AT 501	9.3 OVERALL RATING
5 <sup>th</sup>	THE RAMSEY	9.0 OVERALL RATING

1<sup>st</sup>

LANCASTER COMMONS NORTH \$\$\$

Duke Forrest, 2709 W Western Byp

10.0  
OVERALL  
RATING



Review by [Fuqua MBA Student](#)

"The apartment is very spacious compared to most other places around Duke. You get good parking space, the swimming pool and the gym is also decent. The only con would be that it's a bit far away from campus but Bus is regular. Target and spice Bazaar(Indian Grocery) are at walking distance of around 20 minutes."

2<sup>nd</sup>

TERRAZZO DURHAM

Erwin - LaSalle, 2900 Erwin Rd

\$\$\$\$ | 9.5  
OVERALL  
RATING



Review by [Fuqua MBA Student](#)

"Overall really solid experience so far. It's a brand new building so everything is clean and well kept and no issues with bugs. I also like that it's quiet and a smaller yet luxury apartment building. Occasional issues with fire alarm and management is not the most responsive on phone but nothing overly concerning. Beautiful amenities and covered & gated parking as well as a useful loading dock area for move ins."

3<sup>rd</sup>

BLUE LEAF APARTMENTS

Erwin - LaSalle, 943 Morreene Rd

\$\$ | 9.4  
OVERALL  
RATING



Review by [Fuqua MBA Student](#)

"Highland [property management] have created a beautiful, clean, and quiet apartment complex that's a five minute bike from Fuqua. They're super responsive and ensure all maintenance requests are honored quickly and thoroughly."



Juno



## Join hundreds of Fuqua students in the fight for better student loans.

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<https://juno.us/fuquapt>

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TechCrunch THE WALL STREET JOURNAL. The Boston Globe



ABOVE THE LAW



# BEST FOR FAMILIES

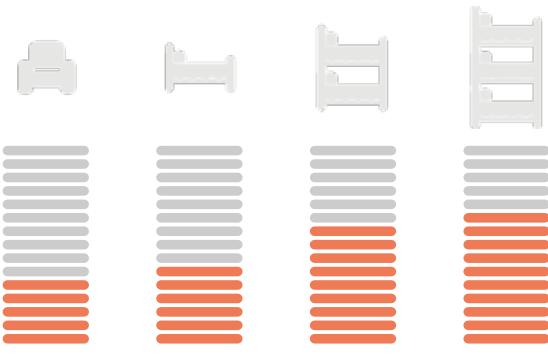
Highest-rated properties for families

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

What the best properties for families typically offer:



- ✓ Safe and secure properties
- ✓ Outdoor areas
- ✓ Responsive to maintenance requests
- ✓ Quiet buildings



Studio      1 BR      2 BR      3 BR  
\$1,600      \$1,800      \$2,200      \$2,400

## TOP 5

<b>1<sup>st</sup></b>	<b>BERKSHIRE NINTH STREET</b>
<b>2<sup>nd</sup></b>	<b>501 ESTATES</b>
<b>3<sup>rd</sup></b>	<b>THE HEIGHTS AT LASALLE</b>
<b>4<sup>th</sup></b>	<b>LOFTS AT LAKEVIEW</b>
<b>5<sup>th</sup></b>	<b>CORTLAND BULL CITY</b>

1<sup>st</sup>

**BERKSHIRE NINTH STREET**  
Ninth Street

\$\$\$



**Review by Fuqua MBA Student**

"Despite being somewhat expensive, it's worth it. It's relatively new and in an excellent position. Furthermore it's Pool and gym are in a really good condition. Finally, while there are some events in there, you can still get a good night sleep"

2<sup>nd</sup>

**501 ESTATES**  
Garrett Road

\$



**Review by Fuqua MBA Student**

"I visited a few buildings before deciding on 501 estates and I'm really happy I made this choice. We have a lot of space, vaulted ceilings and a working fireplace. My view is on a forest. I'm a 10 minute drive from school on a busy day. It's very family-friendly as well, even though we don't have kids ourselves. It's always quiet and peaceful, but close to downtown if you do want fun nights out too. There are 2 dog parks, a nice gym, pool table, lounge area, pool... I'm super happy!"

3<sup>rd</sup>

**THE HEIGHTS AT LASALLE**  
Erwin - LaSalle

\$\$



**Review by Fuqua MBA Student**

"Great apartment complex, well connected to the school (easy to walk or through the bus). Without a car it can be isolating from the MBA Community in 9th street."

# BEST FOR AMENITIES

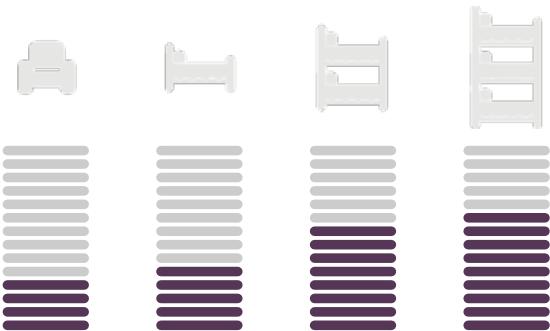
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,650	\$1,850	\$2,400	\$2,700

## TOP 5

<b>1<sup>st</sup></b>		ONE CITY CENTER	<b>9.5</b> AMENITY RATING
<b>2<sup>nd</sup></b>		TRINITY COMMONS AT ERWIN	<b>9.3</b> AMENITY RATING
<b>3<sup>rd</sup></b>		THE RAMSEY	<b>9.1</b> AMENITY RATING
<b>4<sup>th</sup></b>		BECKON	<b>8.9</b> AMENITY RATING
<b>5<sup>th</sup></b>		AVALON DURHAM	<b>8.8</b> AMENITY RATING

1<sup>st</sup>

### ONE CITY CENTER

Downtown Durham

**\$\$\$\$**

**9.5**  
AMENITY  
RATING



#### Review by Fuqua MBA Student

"If you want to live in an apartment building that feels like it belongs in NYC, Miami, or Chicago (in a good way), look no further! The amenities are great, and the views are the best in town. The only con is that it is 10 minutes away from campus, and not many students live nearby, so having a way to commute around town is key."

2<sup>nd</sup>

### TRINITY COMMONS AT ERWIN

Erwin - LaSalle

**\$\$\$**

**9.3**  
AMENITY  
RATING



#### Review by Fuqua MBA Student

"Positives: - offer fantastic amenities and a great location with convenient access to popular food spots...[cont.]. - The 18-minute walk to campus is manageable...[cont.]. - a 5 minute drive to Ninth street - The apartments themselves have lots of natural light. - The resident mix leans toward law and med students...[cont.] - the walls are thick! - you can't hear the train... [cont.]. Negatives: The only downsides are the very tall cabinets, which might require a step ladder for easier access, and a relatively small clothes closet space."

3<sup>rd</sup>

### THE RAMSEY

Downtown Durham

**\$\$\$**

**9.1**  
AMENITY  
RATING



#### Review by Fuqua MBA Student

"I've had the best experience at The Ramsey! Its in a great walkable location in DT Durham. The amenities are top notch and very luxury. The building and parking is secure. Maintenance requests (the few I've had in two years) are tended to swiftly. I love it here!"

# BEST FOR VALUE

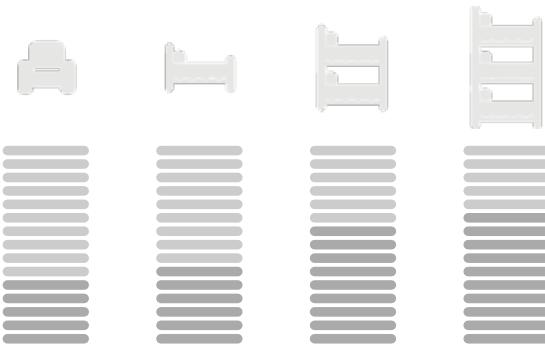
Highest-rated properties for value

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



Studio	1 BR	2 BR	3 BR
\$1,400	\$1,400	\$1,900	\$2,100

## TOP 5

<b>1<sup>st</sup></b>		<b>GARRETT WEST</b>	<b>9.3</b> VALUE RATING
<b>2<sup>nd</sup></b>		<b>POPLAR WEST</b>	<b>9.1</b> VALUE RATING
<b>3<sup>rd</sup></b>		<b>CHAPEL TOWER APARTMENTS</b>	<b>8.9</b> VALUE RATING
<b>4<sup>th</sup></b>		<b>501 ESTATES</b>	<b>8.6</b> VALUE RATING
<b>4<sup>th</sup></b>		<b>WHETSTONE</b>	<b>8.6</b> VALUE RATING

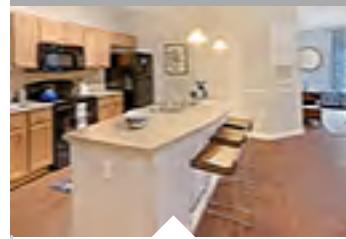
1<sup>st</sup>

### GARRETT WEST

Garrett Road

\$

**9.3**  
VALUE  
RATING



#### Review by Fuqua MBA Student

"The apartment itself is a lot of space at a better price than similar apartments in the area. The community is quiet with lots of green space and a dog park and playground. Management has been helpful and quick to respond the over 1+ years we've been here. The complex is about 10-15 minutes from campus depending on traffic."

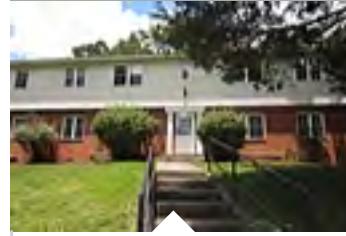
2<sup>nd</sup>

### POPLAR WEST

Erwin - LaSalle

\$

**9.1**  
VALUE  
RATING



#### Review by Fuqua MBA Student

"Overall good, basic but decent place to live. Management is very responsive, no major issues with the apartment. Floorplans on the website are accurate. Close to west campus and both Duke and Durham bus routes"

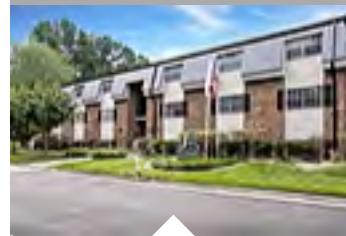
3<sup>rd</sup>

### CHAPEL TOWER APARTMENTS

Erwin - LaSalle

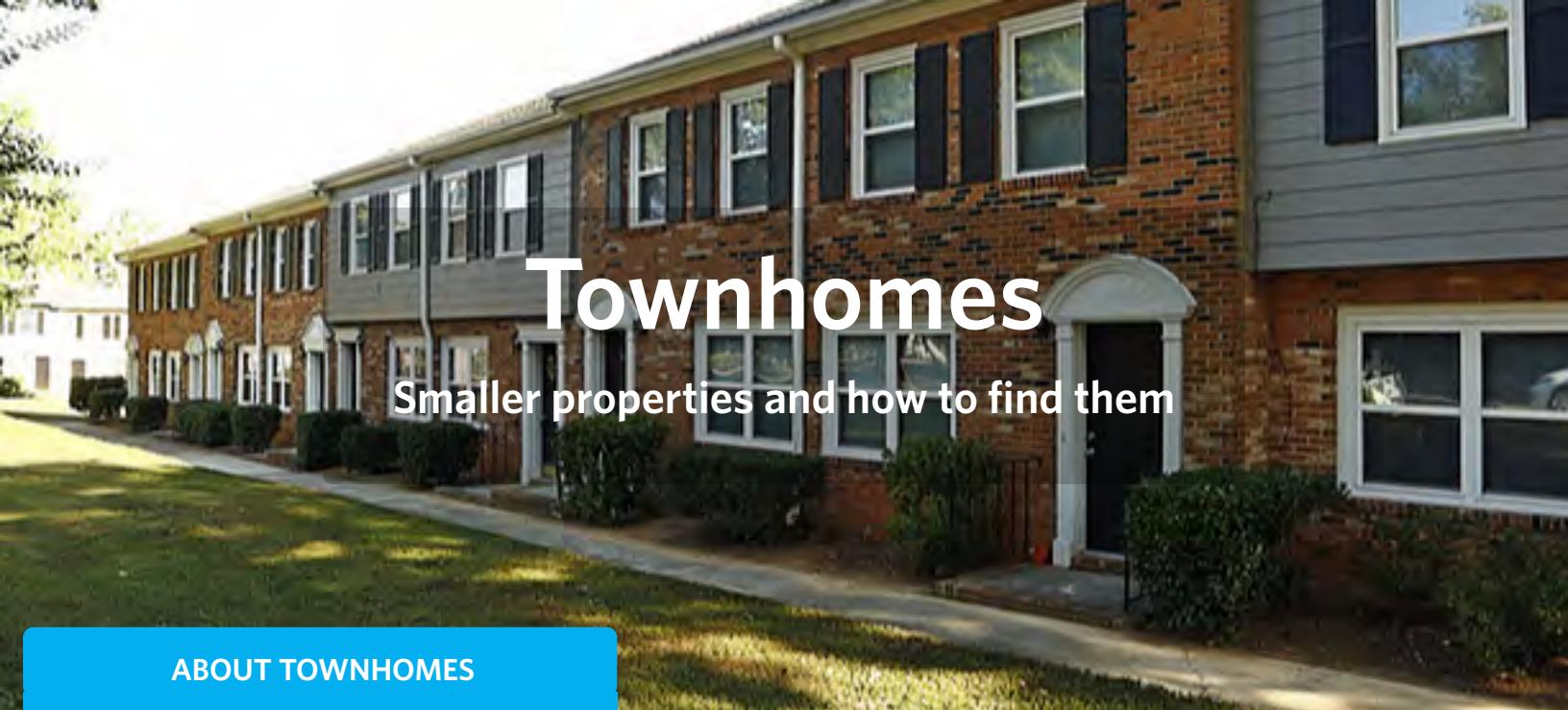
\$

**8.9**  
VALUE  
RATING



#### Review by Fuqua MBA Student

"Best value apartments in Durham. My biggest complaint is the lack of fixed lights in bedrooms... followed by the thinnish walls which means I can hear steps from the apartment above (but never heard any talking/music, etc.). Amenities are decent, and very close to Fuqua (<10 minute walk)."



# 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 Fuqua MBA 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-	AvalonBay
A+	Bell Partners
B+	Berkshire Communities
C+	CAPREIT
A	Cardinal Group Management
C+	Carter-Haston Management Foresight
A+	Cortland
A-	GMH Associates
A-	GSC
A+	Greystar
C+	Kane Realty Corp
A-	Northwood Ravin
A-	The Connor Group
A-	The Worthing Companies
A-	Waypoint Residential
A+	Weinstein Properties
B-	ZRS Management
B+	ram partners

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

### Landlord Grades

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

# International Student

## Guide to Renting

Renting an apartment as an international student can feel overwhelming, especially if it's your first time **navigating the housing market** in a new country.

Below is advice to help make the process smoother and highlights key differences from what domestic renters might experience.



### 1 Start Early



Begin your apartment search **at least 60-90 days** before you need to move, as international students face extra steps that may slow the process.

Popular rental areas nearby fill up fast, so starting early ensures you have enough time to **complete paperwork, secure financial guarantees**, and resolve any issues.

Also, consider **getting a roommate** to lower monthly costs. You'll want to start this process early so you have time to align with your roommate.

### 2 Documents You'll Need

Be prepared to provide more documentation than a domestic renter. Requirements include:



#### PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



#### PASSPORT

And visa information



#### PROOF OF FINANCIAL STABILITY

Most apartment buildings and landlords want to see that you, or your guarantor, are making **3x the monthly rent**.

- Documents for proof include bank statements, scholarships/financial aid, or proof of funding.



#### GUARANTOR

Some landlords require a local guarantor (someone who can pay the rent if you don't).

Universities may offer services to act as a guarantor for international students, or you can look into third-party guarantor services if you do not have one.

3

## Credit History

Domestic renters often need a good credit history to rent an apartment, which can be a challenge for international students who don't have a U.S. credit score. If this is the case:



### BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

Many apartments and landlords will charge higher up-front costs because you do not have a credit score.



### FIND A CO-SIGNER

(Someone with a U.S. credit history to back your lease)

Some landlords are more flexible and may not require credit checks for students, so ask upfront.

4

## Utilities and Up-Front Costs

While apartment buildings vary in their policies, you can usually expect to pay:

### SECURITY DEPOSITS



Equivalent to:

- 1 Full Month of Rent
- + First & Last Month's Rent

### UTILITIES (If they aren't included)



- Gas
- Water
- Electricity
- WiFi

*(i)* Ask your landlord what is included before you sign the lease to ensure the monthly expenses fit in your budget.

5

## Know Your Rights

Tenant rights differ depending on where you are renting.

Familiarize yourself with local rental laws, including:

### SECURITY DEPOSITS

Typically refunded at the end of your lease if there's no damage.



### MAINTENANCE

Landlords are responsible for repairs, so be sure to report issues in writing.



### EVICTION

Ensure you know the rules around eviction notices and rent increases.



## 6 Understand Lease Terms



### LEASE LENGTH

- Most leases in the U.S. are 12 months.
- Short-term leases may cost more, and subleasing might be an option if you only need housing for part of the year.

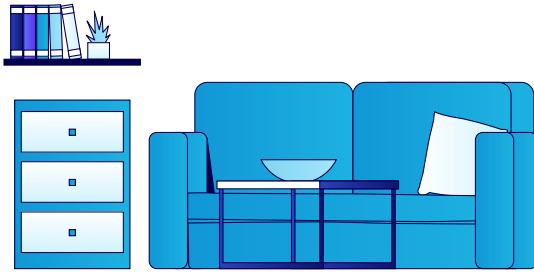


### RENT PAYMENT

- U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.
- International wire transfers can take time, so set up a U.S. bank account to simplify payment.

## 7 Furnishing Your Apartment

Many U.S. apartments are rented unfurnished. Here are a few tips:



### FURNITURE

Consider buying second-hand furniture from local stores or online platforms like Craigslist or Facebook Marketplace.



### SHORT-TERM RENTALS

If you're only staying for a semester or short-term, look for furnished apartments or ask about flexible furniture rental services.

## Final Tips



### BE WARY OF SCAMS

Avoid sending money before seeing the apartment or signing a lease. Always deal with reputable landlords or property management companies.



### COMMUNICATE CLEARLY

Ask questions if something is unclear, and consider asking a friend or advisor to review documents with you.

QUESTIONS?

CONTACT@VERYAPT.COM



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