REVIEWS AND ADVICE FROM CURRENT PRATT MASTER'S STUDENTS

PRATT MASTER'S

HOUSING GUIDE — 2017-2018 —

- HOUSING DATA
- NEIGHBORHOODS EXPLAINED
- APARTMENT RATINGS
- TOP PROPERTIES
- LANDLORD INFO
- RENTER RESOURCES
GETTING THE MOST OUT OF THE GUIDE

- **Start with the Housing Facts section.** This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.
- **Read about different neighborhoods** and narrow down your search to parts of the city that you like most.
- **Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.
- **Visit VeryApt.com** to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from current Pratt Professional Programs Masters students. 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 in Durham. 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.
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.

Ashrit Kamireddi
Co-Founder & CEO of VeryApt
ashrit@veryapt.com
Where Pratt Master's students live

- 76% Erwin-LaSalle
- 8% Durham Chapel Hill Blvd
- 6% Ninth Street
- 5% Central Campus
- 5% Other

Who Pratt Master's students live with

- 30% Alone
- 15% Spouse/partner
- 55% Roommate (excluding spouse/partner)

7% of students live with pets
7% of students have children

What type of properties Pratt Master's students live in

- 90% Apartment complexes
- 10% Houses and smaller properties

What size residences Pratt Master's students live in

- 21% One bedroom
- 52% Two bedrooms
- 27% Three or more bedrooms

Distribution of property ratings

- 25% 0 - 6.9
- 19% 7 - 7.9
- 33% 8 - 8.9
- 22% 9+

Average rent by apartment size

- $1,037 1 BR
- $1,200 2 BR
- $1,350 3+ BR

Rent vs own

- 100% Rent
- 0% Own

Commute methods

- 37% Walk
- 9% Drive
- 47% Public Transit
- 5% Bike
- 2% Uber/Lyft/Taxi
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for your Pratt Master’s students

1. **Erwin-LaSalle**
   76% of Pratt Master’s students
   The apartments on Erwin Road, LaSalle Street, and Maureen Road offers a very short commute to class. There are plenty of Pratt Master’s students that live here, which makes it easy to socialize, form study groups/work on group projects.

2. **Durham Chapel Hill Blvd**
   8% of Pratt Master’s students
   Living of 15/501, or “Durham-Chapel Hill Blvd”, gives you access to the entire Raleigh-Durham area. That said, the area is farther from Pratt’s campus and you’ll probably depend more on driving.

3. **Ninth Street**
   6% of Pratt Master’s students
   Ninth Street offers some high-end apartment buildings and convenient grocery shopping. The Duke H5 bus runs from Ninth Street to campus.

4. **Central Campus**
   5% of Pratt Master’s students
   Central Campus is a versatile location that puts students within close walking distance to Duke’s East and West campuses, Ninth Street, and the Duke Gardens.

5. **Duke Homestead**
6. **Hillandale**
7. **American Village**
8. **Carrboro (Not pictured)**

**Other Neighborhoods**
less than 5% each
# Apartment Ratings

## Key

- **Excellent for a category**: 
- **Great**: $1290+ per renter
- **Average**: $900- $1289
- **Below average**: $720- $899
- **Below average**: < $720

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

## 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.

## Table

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
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<th>Amenities</th>
<th>Value</th>
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MOST POPULAR
Buildings with the most students
READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:
- Plenty of classmates
- Excellent location
- Reasonably-priced apartments with solid amenities

RATINGS AGGREGATED FROM OVER 150 REVIEWS

<table>
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<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
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<tr>
<td>$820</td>
<td>$1,010</td>
<td>$1,250</td>
<td>$1,300</td>
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TOP 5

1st
CAMPUS WALK
Erwin - LaSalle, 2748 Campus Walk Ave
$$$
45+ STUDENTS

Review by Pratt School of Engineering, Professional Masters Student

2nd
POPLAR WEST
Erwin - LaSalle, 830 Louise Cir
$
12+ STUDENTS

Review by Emilio, Pratt School of Engineering, Professional Masters Student
“This house is definitely not the most fancy in Durham, but it is one of the best places for students. The rent is cheap, the house is spacious and all the appliances work perfectly. As well, it is a very calm neighbourhood, so it is great for studying and sleeping without anyone bothering.”

3rd
THE BELMONT APARTMENTS
Erwin - LaSalle, 1000 McQueen Dr
$$$
10+ STUDENTS

Review by Pratt School of Engineering, Professional Masters Student
“Great amenities, staff, and value. Would highly recommend to any students seeking housing. One of the closest developments to campus (~15 minute walk)”
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

AVERAGE RENTS FOR HIGHEST RATED PROPERTIES

<table>
<thead>
<tr>
<th></th>
<th>1 BR</th>
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<tbody>
<tr>
<td></td>
<td>$1,160</td>
<td>$1,430</td>
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</table>

TOP 5

1st
BLUE CREST
Erwin - LaSalle, 106 Blue Crest Ln
$$
9.3 OVERALL RATING

Review by Pratt School of Engineering, Professional Masters Student
“I have stayed here for almost two years. All of the utilities and furniture are included. It is an excellent choice for families, couples and friends living near West Campus. There is a bus stop just around the corner and walking distance is 20 minutes.”

2nd
ERWIN TERRACE
Erwin - LaSalle, 2816 Erwin Rd
$$
9.0 OVERALL RATING

Review by Pratt School of Engineering, Professional Masters Student
“Love living here. Tons of space, very cheap, super close to campus, neighbors are great. Also, ample parking and close to lots of restaurants.”

3rd
TRINITY COMMONS
Erwin - LaSalle, 2530 Erwin Rd
$$$$
8.8 OVERALL RATING

Review by Pratt School of Engineering, Professional Masters Student
“The apartments are really comfortable, there are lots of amenities and the people are really nice. Also, it is well located - I walk to campus everyday. No car or bus required to arrive to classes”
## Landlord Grades and the Renting Process

### 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.

### Landlord Grades

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

<table>
<thead>
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<th>GRADE</th>
<th>LANDLORD</th>
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<td>B-</td>
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<td>A</td>
<td>Carroll Management Group</td>
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For detailed reviews and personalized recommendations visit

WWW.VERYAPT.COM