



## 2009 WHARTON HOUSING GUIDE

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## HOUSING INFORMATION

Philadelphia combines the best of all worlds. You will find that Philadelphia is a remarkably “livable” city. The city is compact and it is easy to walk to nearly everywhere you want to go. Furthermore, the public transportation system in the city (particularly to school and to some of the closer suburbs) is reliable and inexpensive. The city has a strong history, an arts community, a lively culture, as well as a healthy nightlife. The Philadelphia Orchestra is considered one of the country’s best, and many fun new restaurants and bars have opened in the past few years in the Old City and Rittenhouse Square neighborhoods. Philadelphia is home to Fairmount Park, the largest landscaped city park in the world, where there are ideal paths for biking, jogging, and roller-blading.



This guide will provide you with a thorough introduction to housing in Philadelphia - with neighborhood descriptions, housing option pros and cons, listings of useful resources and a complete student-based review of the apartments most popular among Wharton students. As you begin your housing exploration, keep in mind a few things:

Timing: The Philadelphia rental market usually allows bookings 60 days in advance; however, high-rise apartments sometimes know their availability sooner. At some of the more popular buildings, you may have to place your name on a waiting list two or three months in advance of your move-in date. The best advice is to be persistent. Call the rental agents often because things change quickly.

Connecting with Current Students: Ask first or second years about apartments that may become available for the fall. Graduating second years are known for selling furniture, books, and even plants to incoming students at great discounts.

Houses vs. Apartments: If you are interested in a house for rent versus an apartment, your search might be a little harder, but not impossible. Real estate agents and the Philadelphia Weekly are the best sources for information, and you will need to move fast in order to get a good place. Expect to pay more for a home that has a garage. Another way to find a single-family home is to find a Wharton second year student who is leaving. This can be done by going online through the Wharton e-talk room, or going on the housing tour during Welcome Weekend. Some second years will open up their homes to those desiring takeover of the lease. If you plan to do this, bring your checkbook!!!!

Many prospective students choose to use Welcome Weekend as an opportunity to begin the housing search in earnest. If you want to complete a majority of your search during the Welcome Weekend timeframe, the best preparation is the following:

- Use this guide
- Ask questions on e-talk
- Come prepared with a list of 4-5 buildings that you think are your ‘top picks’

Welcome Weekend will give you multiple opportunities to speak with current students and view apartments. **Above all - DO NOT PANIC!** Many students find their housing in June, July, or even August -- there are always good apartments to be found, if you do a comprehensive search.

Good luck!

# HOUSING INFORMATION

## PRINT & WEB RESOURCES FOR HOUSING

Please visit these websites for useful information on apartments and utilities.

### Wharton/UPenn:

- Off-campus Housing: <http://www.business-services.upenn.edu/offcampusliving/>  
<http://whartown.com/>
- On-campus Housing: <http://www.business-services.upenn.edu/housing/>

### General Classifieds/Apartment sites:

- <http://www.philadelphiaweekly.com/classifieds>
- <http://www.rentphilly.com>
- <http://apartmentguide.com>
- <http://www.apartments.com>
- <http://www.rentnet.com>
- <http://philadelphia.craigslist.org/hhh/>

### Useful references in addition to the information in this guide:

- Philadelphia Inquirer
- Philadelphia Weekly
- The Main Line Times
- The Welcomat
- Apartment Shoppers Guide (free in boxes on the street or order for \$4.00 at 1-800-551-APTS)
- The Off-Campus Living Office at 4046 Walnut St. (215-898-8500)
- <http://www.mymbamove.com/> - Get paid to find your apartment! MyMBAMove.com is an online resource started by two current Wharton students for people preparing to relocate to attend business school. The service helps you to find an apartment, locate a moving company, find a roommate, transfer your utilities, purchase a cell phone and calling plan, open a savings/checking account and buy furniture from outgoing students.

**If you have children, the following two guides may make your move to Philadelphia a little easier:**

- The Wharton Partners website, <http://www.dolphin.upenn.edu/partners/> can give you access to the following resource:
  - Wharton Kids Survival Guide - For those of you with children, the Wharton Kids Club put together a guide that helps to answer questions specifically about children (things to do, getting acclimated, schools, etc).
- Please also check out the Kids Club website, <http://clubs.wharton.upenn.edu/kidsclub/>

**If you have pets, the following resources may help you plan your move:**

- The reviews of professionally managed buildings in this guidebook indicate which apartments allow animals.
- <http://www.phillyfido.net/> Includes information for dog owners in Philadelphia. Also, feel free to post your questions and messages on e-talk for advice from other pet owners.

# HOUSING INFORMATION

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## DEALING WITH LANDLORDS/MANAGEMENT OFFICES

- In the past some students have been taken advantage of by being compelled to sign leases at Wharton Welcome Weekend and start paying rent even though they weren't moving in until the fall. This is not necessary.
- Check all the terms of the lease agreement. There have been some sneaky maintenance clauses in previous years.
- Most managed buildings in Philly require that you sign a one year lease, but may convince you to move to a month-to-month lease afterwards for "convenience sake." Be sure to ask whether this move will increase your monthly payment. It usually does and you would benefit in the long run by signing another full year and throwing away a month's rent when you graduate (if your lease isn't up). If possible, before you take that long summer vacation (prior to Pre-Term) you might want to consider moving to Philly so that your lease starts sooner and you don't end up wasting money on the backend.
- Do not wait for the landlord to call you if you are on a waiting list. They do not always call, especially if it is an overseas number. Call them yourself WEEKLY.
- **DO NOT PANIC DURING WELCOME WEEKEND IF YOU LEAVE PHILADELPHIA WITHOUT SIGNING A LEASE.** Leases have been signed through the mail months later and people have arrived on campus in August and found a place.
- Inquire about subleasing for the summer, as some buildings do not allow this.

## FAIR HOUSING/ANTI-DISCRIMINATION REGULATIONS

State and federal fair housing laws exist to ensure that everyone has equal access to the housing of their choice. The main law that protects against discrimination in housing is Title VIII of the Civil Rights Act of 1968. This law is commonly referred to as the Fair housing Act, and prohibits discrimination in any type of housing related transaction on the basis of race, color, religion, national origin, sex, and sexual orientation.

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The types of activities that are considered discriminatory in rental housing under the Fair Housing Act include, but are not limited to:

- Refusing to rent, sell, or negotiate for housing on the basis of a protected class
- Misrepresenting the availability of housing or making housing unavailable
- Steering or segregating housing by a protected class
- Requiring different terms or conditions for occupancy
- Imposing burdensome conditions for occupancy
- Imposing overly restrictive occupancy limits
- Refusing to allow reasonable accommodations or modifications
- Advertising housing for rent or sale in a discriminatory manner
- Threatening or intimidating anyone attempting to exercise their fair housing rights

### Report any violations/complaints to:

Community Impact Legal Services (CILS): (800) 967-9150

Fair Housing Council of Suburban Philadelphia: (610) 604-4411

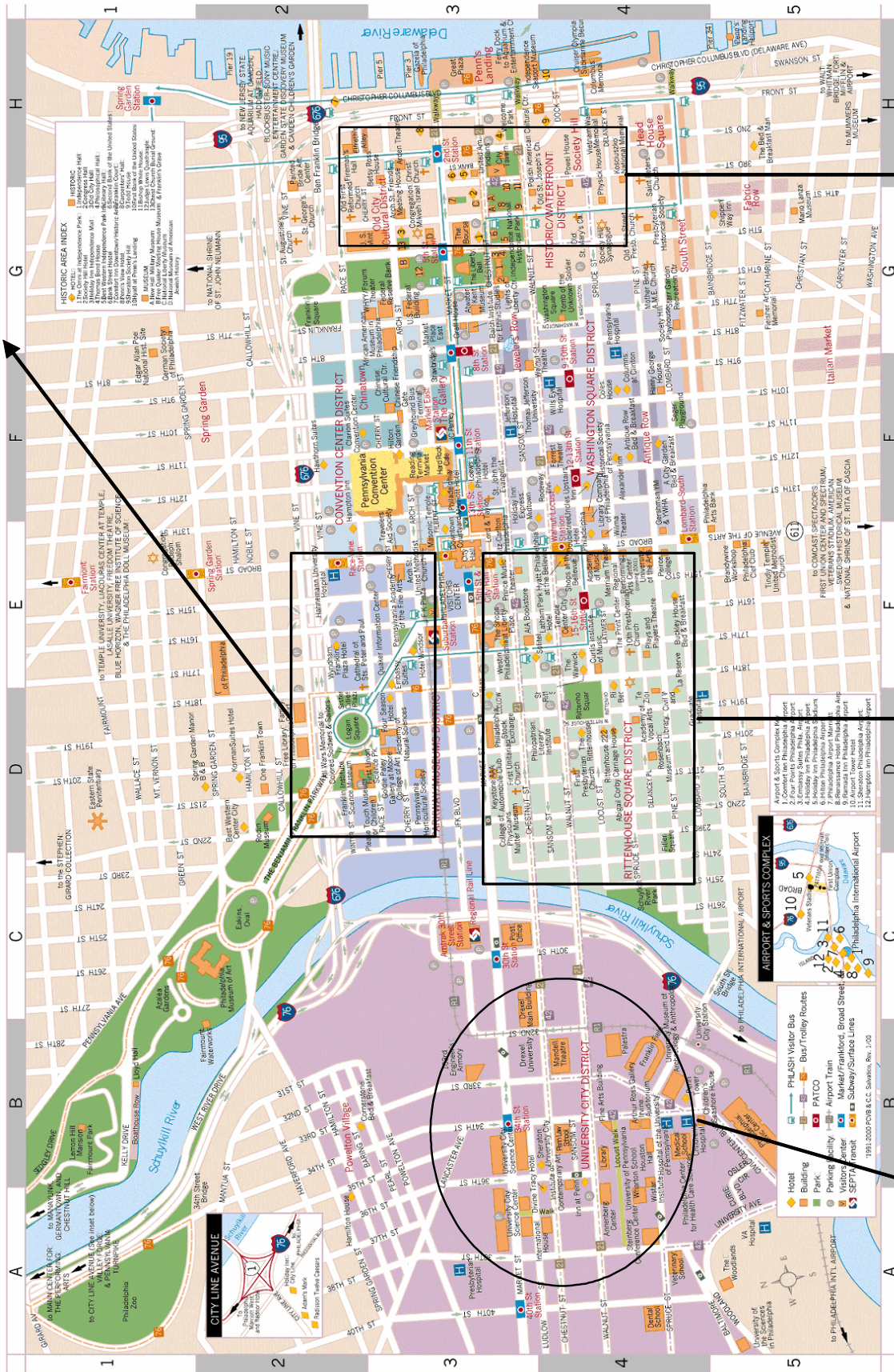
HUD Fair Housing Enforcement Center: (888) 799-2085

# HOUSING INFORMATION

## NEIGHBORHOOD GUIDE

### CITY MAP

Art Museum



Old City

Center City

Wharton/UPenn

Map Courtesy of the Philadelphia Convention and Visitors Bureau

# HOUSING INFORMATION

## WHERE WHARTON STUDENTS LIVE

Most Wharton MBA students live in Center City, the downtown neighborhood that surrounds Rittenhouse Square. Most students who live in Center City live west of Broad Street (14<sup>th</sup> - 25<sup>th</sup>), though a small minority does live east of Broad. Other neighborhood options include University City/West Philadelphia (near campus), the Art Museum area (north of Center City), Antique Row/Old City (east of Center City), and the surrounding suburbs.

Location	% of respondents (2008)	% of respondents (2009)
Center City - West of Broad Street (14 <sup>th</sup> )	84%	88%
University City (off campus)/West Philly	7%	3%
Art Museum/Antique Row/Old City	7%	5%
Suburbs	0+%	1%
Naval Square/Graduate Hospital	1%	0+%
University City - On campus	1%	2%

(Survey respondents. 2008: 258, 2009: 361)

The apartment reviews (page 14) are based on a comprehensive student housing survey, the results provide accurate information and student feedback on many of the most popular apartment buildings. The reviews provide overall ratings of the apartments, student comments, apartment building specifics, and rental price ranges (subject to change based on availability). We hope this will help your research and decision making when it comes to choosing a place to live.

## UNIVERSITY OF PENNSYLVANIA HOUSING

The Penn housing options available to Wharton students include:

- Sansom Place West, located at 36<sup>th</sup> and Chestnut Streets. For further information, please see: <http://www.business-services.upenn.edu/housing/assignmentsgrad.html>
- Colleges Houses which require that the student work as a PENN Graduate Assistant. Graduate Assistants work as resident advisors in one of the undergraduate dormitories and in exchange will receive free housing in one of the university dorms and a meal plan. For further information, please see: [http://www.collegehouses.upenn.edu/ra\\_ga\\_info/ga.html](http://www.collegehouses.upenn.edu/ra_ga_info/ga.html)
- International House. While this is not owned and operated by PENN, it is on PENN's campus. Students can rent on a monthly basis or a weekly basis. For further information, please see: <http://www.ihousephilly.org>

### Advantages:

- 24 hour security
- very close to school
- on-site computer center
- option to rent for just 9 months
- fully furnished

### Disadvantages:

- few MBA students in such housing
- distance from social scene/team meetings in Center City
- dorm-like feel
- aesthetics - cinder block
- per-month rent is relatively expensive

# HOUSING INFORMATION

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## UNIVERSITY CITY/WEST PHILADELPHIA

University City is the area between the Schuylkill River and the University of Pennsylvania. West Philadelphia is the area immediately west of the University of Pennsylvania. This area has become more popular in recent years as Penn has focused on developing the area around the University. A new movie theater and grocery store have both opened at 40<sup>th</sup> and Walnut, as well as several restaurants. Additionally, The Left Bank and Domus buildings opened a few years ago at 3131 Walnut and 3411 Chestnut respectively and are the most popular housing options in University City.

### **Advantages:**

- potentially inexpensive housing option
- convenience - close to school
- more street parking available

### **Disadvantages:**

- few MBA students in such housing
- distance from social scene/team meetings in Center City
- quality and safety of housing varies from block to block

## CENTER CITY

For our purposes, Center City is defined as the area bordered by the Schuylkill River to the west, Broad Street (14<sup>th</sup>) to the east, South Street to the south, and JFK Boulevard to the north. This area includes one of the most upscale neighborhoods in Philadelphia and includes a number of Wharton haunts. In addition, Center City includes Rittenhouse Square's high-end shopping and restaurant district. The greatest density of Wharton students is clustered around Rittenhouse Square, which is marked by Walnut Street, 18<sup>th</sup> St., Rittenhouse West, and Rittenhouse South.

There are a variety of both apartment building and brownstone options to choose from, and virtually any building that you choose will also house other Wharton students. The streets south of Walnut (Locust, Van Pelt, Spruce, Delancey, and Pine) are more residential than the streets north of Walnut (Chestnut, Market, and JFK). Center City locations are about a 25-40 minute walk or 10-15 minute public transportation or bike ride to campus. Most of the apartments and brownstones that will be available for viewing during the Open House session are located in Center City.

### **Advantages:**

- most Wharton MBA students live in Center City
- many team meetings are in Center City
- serviced by Penn's night shuttle service
- proximity to shopping, social scene, and cultural activities

### **Disadvantages:**

- can be more expensive in the blocks closest to Rittenhouse Square
- distance from school
- parking can be difficult and expensive

# HOUSING INFORMATION

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## ART MUSEUM AREA

The Art Museum region extends along the Ben Franklin Parkway beginning near City Hall and ending at the Philadelphia Art Museum. There are some nice high-rises and houses in this area. It is slightly farther away from school than Center City, but is a nice place to live if you want a little more space and easy access to Fairmont Park. Travel time to campus is 20 minutes by bike and 20 minutes by bus or subway.

### **Advantages:**

- possible to get more value for the money
- proximity to Art Museum and Fairmont Park
- most buildings offer parking, but check prices
  
- most high-rise buildings provide shuttle services

### **Disadvantages:**

- few other MBA students in such housing
- distance from school
- distance from social scene/team meetings in Center City
- not serviced by Penn's night shuttle service

## OLD CITY

Old City is the area from Vine Street to Chestnut Street, 5<sup>th</sup> street to the waterfront. Housing in the area is primarily brownstones, with shops, galleries or restaurants on the bottom floor. First Friday takes place in Old City - an event that takes place the first Friday of every month in which galleries open their doors to the public offering free wine and snacks. While this is a fun area to explore, and an appealing area to live if you were simply a resident of Philadelphia, the distance of Old City from Wharton reduces its appeal considerably.

### **Advantages:**

- urban, artist neighborhood
- lots of galleries, boutiques and great restaurants
- close to Philadelphia nightlife scene
  
- historic neighborhood

### **Disadvantages:**

- fairly far from school
- very few other MBA students in such housing
  
- distance from social team meetings in Center City
- not serviced by Penn's night shuttle service

## ANTIQUE ROW

Antique Row is the area around Locust, Spruce, Pine, and Lombard bordered by 12<sup>th</sup> Street on the west and 6<sup>th</sup> Street on the east. While this area is slightly further from campus, Antique Row is an appealing option for students who seek a charming neighborhood setting with small shops and cafes. Prices in this area may be lower than those in Rittenhouse Square.

### **Advantages:**

- charming neighborhood feel
- can be relatively cheaper than the area surrounding Rittenhouse Square

### **Disadvantages:**

- distance from school
- very few other MBA students in such housing
  
- distance from social scene/team meetings in Center City
- not serviced by Penn's night shuttle service

# HOUSING INFORMATION

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## SUBURBS

Some students, particularly those with families, those with spouses who work outside of Philadelphia, and those who plan to remain in Philadelphia after graduation, decide to live in the suburbs. The towns in the western suburbs along the Main Line such as Bala Cynwyd, Narberth, and Wynnewood are close to campus (20 minute direct commuter train ride) and can be particularly attractive because the public school systems in these towns are very good. Germantown, Chestnut Hill, Mt. Airy, Roxborough, Overbrook, Cityline, Narberth, and Wynnefield are close to campus as well. It is also possible to find apartments and houses for rent in these areas.

### **Advantages:**

- good value and lots of space
- high quality public schools
- given priority for Penn parking spaces

### **Disadvantages:**

- few other MBA students in such housing
- distance from school
- distance from social scene/team meetings in Center City

## CHESTNUT HILL

Charming country village atmosphere located in the northwestern corner of Philadelphia. Chestnut Hill today is one of the city's most desirable neighborhoods and is registered as a National Historic District. It also enjoys the sophistication of 'big-city' cultural events and institutions. Chestnut Hill has a symphony orchestra, art museum, local theater group, park concert series and Bach Festival. The Chestnut Hill Welcome Center, located at 8426 Germantown Avenue, has a lot of information on this community (215-247-6696).

There are several train stations throughout the Chestnut Hill area. A one-way train ride into 30th street station on the SEPTA regional rail system R7 or R8 lines takes about 25 minutes. If you plan to drive, allow 40 minutes to get to campus during rush hour, about 25 minutes at other times.

## MAIN LINE

The residential Main Line area extends northwest of Center City and includes the towns Wynnewood, Narberth, Ardmore, Bryn Mawr, Villanova, and Devon arranged along Lancaster Avenue, northwest of City Line Avenue. This is an especially attractive area for families due to the number of nice parks and convenient shopping areas. The drive to campus takes about 15-20 minutes from Wynnewood and about 45-60 minutes from Devon, plus a 10-minute walk from the parking area to class. Alternatively, you can take the SEPTA R5 line to 30<sup>th</sup> Street Station (about a 20-40 minute ride depending on where you get on), then switch to the R1, 2, or 3 to University City (for free) or take the subway to Vance Hall.

# HOUSING INFORMATION

## COMMUTING

Students commuting choices are largely based on where they live. Students in the city will primarily walk or use public transportation. Students in University City are more likely to walk. Students living in the suburbs will either drive or take the train to campus.

### Typical Ways of Commuting to Campus

	Bus	Walk	Trolley/ Subway	Bike	Taxi	Car*
All Students	35%	25%	19%	10%	8%	2%

### Average Commuting Time (in minutes)

	Bus	Walk	Trolley/ Subway	Bike	Taxi/ Car
Center City - W of Broad Street	17	28	16	13	8
Center City - E of Broad Street	23	39	24	20	13
University City - On campus	-	7	-	-	-
University City - Off campus	-	7	-	-	-
Art Museum Area	10	29	15	17	10
Suburbs	-	-	30	-	25

\*Many students pool together and take taxis to campus. Parking is at a premium near the campus so finding a legal parking space may take 5 - 15 minutes unless you have a reserved space in a garage. For more parking information, see: <http://www.business-services.upenn.edu/parking/>

## GETTING AROUND SAFELY

While choosing your neighborhood for **off-campus housing**, you should also consider the safety of the alternatives of transportation to your area. Most students do not have problems that require the use of the University Police or the Philadelphia Police; however, it is important to stay alert when it comes to your personal safety.

For late hours commuting, **Penn Transit Service** is available between 6:00 P.M. and 3:00 A.M. for transportation to/from Center City. Dial 898-RIDE to access the service. Please keep in mind that this service is **up to 20th street**. You should be aware that you will need to use other ways of commuting (i.e. Bus/Trolley/Taxi) to reach the neighborhoods to the east of 20<sup>th</sup> street.

For details on **on-campus** transportation services, please visit:

Walking Escort Service: [http://www.publicsafety.upenn.edu/Walk\\_Ride\\_Blue\\_Light.asp](http://www.publicsafety.upenn.edu/Walk_Ride_Blue_Light.asp)

Penn Transit Services: [http://www.publicsafety.upenn.edu/Resources\\_pennTransit.asp](http://www.publicsafety.upenn.edu/Resources_pennTransit.asp)

# HOUSING INFORMATION

## HIGH RISE OR BROWNSTONE?

Philadelphia offers Wharton MBAs a variety of different types of accommodations to live in. Most MBAs tend to live in professionally managed apartment buildings or brownstones. Both offer advantages and disadvantages and the ultimate choice depends on the type of person you are.

Housing Type	Percentage of respondents
Professionally Managed Building (High Rise/Mid Rise etc.)	72%
Condo (High Rise, Mid Rise, etc)	11%
Brownstone	15%
House (Multi-family, Single family)	2%

(Survey results based on 258 respondents)

## PROFESSIONALLY MANAGED BUILDING

### *Advantages:*

- convenience/certainty - easier to identify apartments and secure leases in advance
- 24-hour doormen - addresses safety concerns and facilitates package receipt
- no/fewer surprises when moving in (apartments are clean, often new carpet and paint, etc.)
- proximity to other Wharton students
- centrally located and/or shuttle service

### *Disadvantages:*

- tend to be more expensive
- less space for the money

## BROWNSTONE

Finding a brownstone takes a little patience. The best place for the latest listings is the Philadelphia Weekly, a free paper distributed around the city (see the online classifieds at [www.philadelphiaweekly.com](http://www.philadelphiaweekly.com)). You can also try to contact the landlords in this guide. It's best to call landlords around the 3rd of the month after they've received their renewal/non-renewal notices. Realtors also have brownstone listings. Be prepared to act fast if you see something that you like - they go fast. Don't get frustrated. You may have to wait until June to find something for August.

### *Advantages:*

- historic buildings that offer charm - high ceilings, hardwood floors, etc.
- can get reasonable rents, though rents for brownstones are rising
- can get more space, particularly if sharing a house with other students

### *Disadvantages:*

- no doormen
- no elevators - can be an issue if you need to carry a bike up and down stairs

## HOUSING INFORMATION

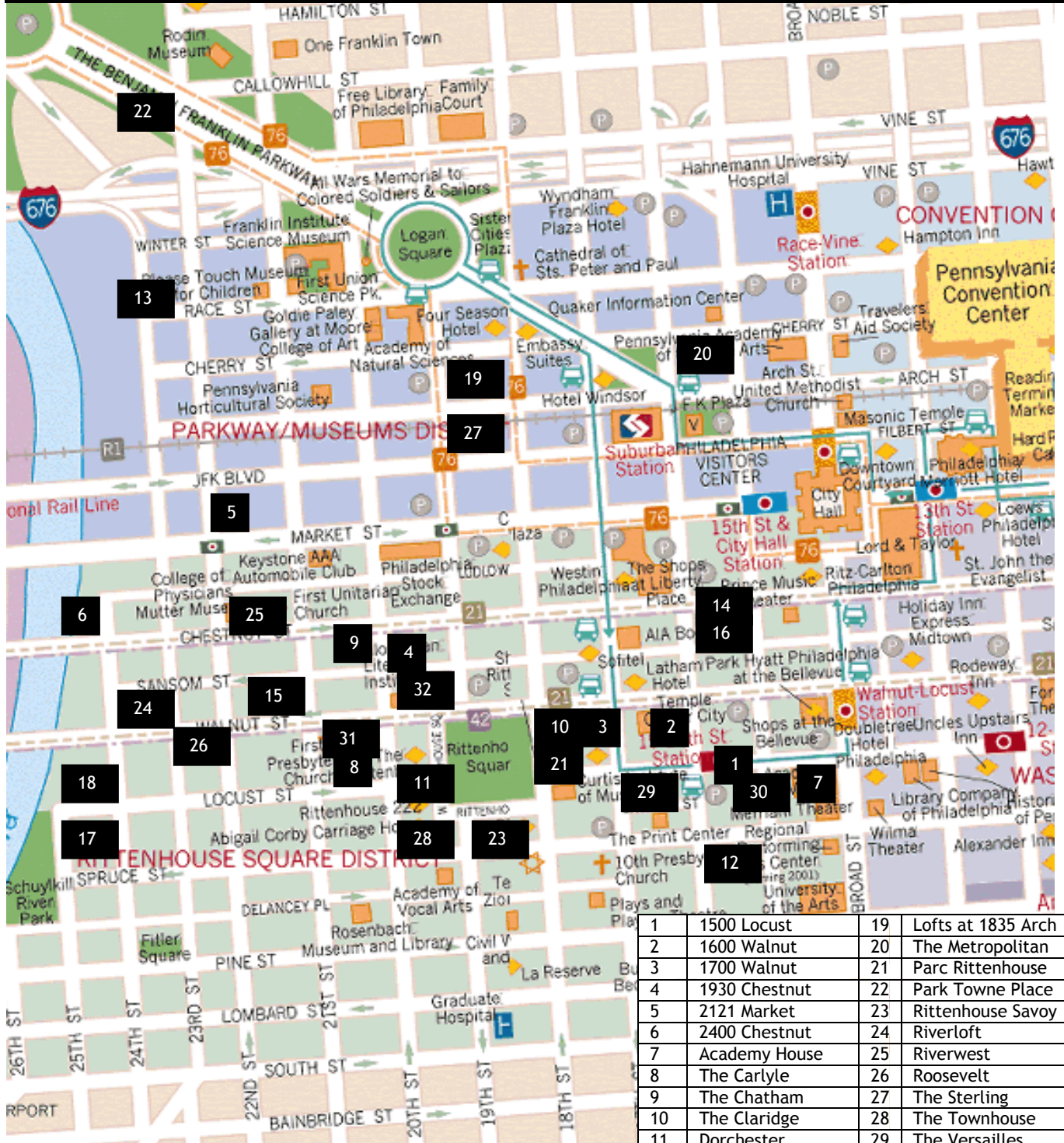
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### HOUSES

If you are interested in a house for rent versus an apartment, your search will be a little harder, but not impossible. Again, you can find houses in all neighborhoods, but most are in University City/West Philadelphia and the surrounding suburbs. Real estate agents and the Philadelphia Weekly are the best sources for information. Like with brownstones, you will need to move fast in order to get a good place. Expect to pay more for a home that has a garage. Another way to find a single-family home is to find a Wharton second year student who is leaving. This can be done by going online through e-talk, or going on the housing tour during Welcome Weekend. Some second years will open up their homes to those desiring takeover of the lease. If you plan to do this, make sure you bring your checkbook!

# HOUSING INFORMATION

## CENTER CITY APARTMENT MAP



**Airport & Sports Complex Key**  
 1. Comfort Inn Philadelphia Airport  
 2. Four Points Philadelphia Airport  
 3. Embassy Suites Phila. Airport  
 4. Holiday Inn Philadelphia Airport

1	1500 Locust	19	Lofts at 1835 Arch
2	1600 Walnut	20	The Metropolitan
3	1700 Walnut	21	Parc Rittenhouse
4	1930 Chestnut	22	Park Towne Place
5	2121 Market	23	Rittenhouse Savoy
6	2400 Chestnut	24	Riverloft
7	Academy House	25	Riverwest
8	The Carlyle	26	Roosevelt
9	The Chatham	27	The Sterling
10	The Claridge	28	The Townhouse
11	Dorchester	29	The Versailles
12	The Drake	30	Vida Apartments
13	Edgewater	31	The Wanamaker
14	Ellington	32	The Wellington
15	The Embassy		
16	The Grande		
17	Locust on the Park		
18	Locust Point		

# HOUSING INFORMATION

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## APARTMENT REVIEWS BY CURRENT STUDENTS

The apartment reviews below are based on a comprehensive housing survey, completed by over 350 current Wharton students. The survey results provide accurate information and student feedback on many of the most popular apartment buildings. The reviews below provide overall ratings of the apartments, student comments, apartment building specifics, and rental price ranges. We hope this will help your research and decision making when it comes to choosing a place to live.

### RATINGS:

- 5 - Excellent
- 4 - Very Good
- 3 - Adequate / Neutral
- 2 - Poor
- 1 - Horrible

## Professionally Managed Apartments

\*Note "N/A" indicates either a lack of student data or that the building does not offer this apartment type.

## Roommate Statistics: How did you find your roommate?

I do not live with a roommate	54%
I live with a partner/spouse	29%
I live with someone I knew prior to Wharton	5%
Welcome Weekend	7%
MBA postings (ie, E-Talk)	5%

# HOUSING INFORMATION

## 1500 LOCUST

1500 Locust Street  
 888-216-3051  
<http://www.scullycompany.com>  
 Center City

Units:	Monthly Rental	% Chosen
Studio	\$1200-1400	5%
One Bedroom	\$1400-2400	67%
Two Bedroom	\$2200-2400+	29%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	13%
During WWW	15%
May	23%
June	15%
July	21%
During Pre-term	13%

### Lease Terms (% who answered yes)

Security Deposit	90%
First month rent upfront	82%
Last month rent upfront	18%
Co-signer	3%
Referral bonus	95%
22-month lease option	28%
Subletting allowed	2%
Utilities in rent	7%
Cable in rent	2%
Internet in rent	2%

### Student Ratings (out of 5):

Management	3.6
Amenities	4.1
Location	4.1
Value	3.4
Condition	4.0
Size	4.2
Responsiveness to problems	3.8
Ability to negotiate rent	2.0
View from apartment unit	3.4
Lighting quality	3.4
Safety	4.0
Noise level	3.6
Cab availability	4.4
Ease of finding parking	2.1
Walking distance to campus	2.7
Walking distance to bus	3.3
Walking distance to trolley	4.4
Walking distance to grocery stores	3.5
Walking distance to bars	4.5
Walking distance to shopping	4.1
Rent escalation in year 2	2.3
Value for rent	3.3
<b>Overall</b>	<b>4.0</b>
# of Responses	43

### Student Comments

#### The Good

- A lot of Wharton students. The front desk people are very friendly. Responsiveness to inquiries. Easy to find people to share a cab with.
- Awesome location, good amenities, 24hr doormen, laundry in unit (huge benefit), new kitchens are very nice, though small, great closet-space compared to similar buildings, great view, even from lower floors, nice sunlight on south-facing side
- Good location - I feel safe walking home at any time of day. The door men actually do their job so I feel safe in my building. It's newly renovated so it's clean and relatively new.
- Great amenities. Generally responsive management. Lots of sunlight in the higher floors. very centrally located and generally safe neighborhood with lots of life till late in the night
- I have 2 walk-in closets and lots of space. Hard to find in center city. Great view of the city.
- Large Wharton community Great rooftop gym/pool
- The gym has the essential equipment and is included in the rent, as is the use of the year round pool, hot tub, sauna and game room.

#### The Not So Good

- Carpet in the apartment. Doormen are slow.
- Could be closer to a large supermarket, slightly far from campus
- Elevator frequently breaking, hot water problems (both are being fixed). The fire alarm went off 4 times this year already!
- Elevator Wait time. Fire alarms going off.
- Elevators... takes forever! Especially now that 1 of the 4 is damaged and we don't know how long is gonna take to fix it.

# HOUSING INFORMATION

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- Lot of street noise (very old windows that are not noise cancelling) Status of the electronics and heat/ac Lack of luminosity in some units
- Management company, like most, was not very responsive once you sign. The elevators are slow and unpredictable, especially now that one is broken (and has been for a while).
- There's some street construction that can be loud. The building is currently fixing hot water and elevator issues. Should be fixed by Fall 09, but is currently not convenient.
- Some issues with things in apartment (e.g. issue with dryer, A/C, etc)
- Poor management. The leasing office will change its tone once you sign up for the flat. Extremely unhelpful management office. They have been known to charge money and hold back security deposit when you vacate the apartment.

## Advice for Lease Negotiation

- Don't believe the management when they tell you there are only 2-3 units left for next year
- Have a student refer you so they know you know people and do not screw you over
- Actively ask for the 22 months lease.
- Can't really negotiate
- There's currently a \$600 referral bonus. So, find a 2nd year who lives in the building, give them as a referral and split the bonus!
- They don't negotiate on price, but we got new carpeting. Make sure they write down everything in the contract before you sign it
- They will allow you to type of a sheet with suggested changes to the lease, but will not let you change the actual lease which is what you sign
- Try to get an apartment with a view. You will get a lot more value for money in other apartments.

## Building Information

- Indoor swimming pool, game room, conference rooms, and gym
- Washer/dryers in the apartment, dishwasher in apartment, modern appliances, A/C, adjustable thermostat in apartment
- Patio/balcony apartments available
- Wall-to-wall carpeting

## Bottom Line

Given their experiences, 79% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## 1600 WALNUT

1600 Walnut Street  
 (215) 241-0200 x100  
[www.philadelphiamanagement.com](http://www.philadelphiamanagement.com)  
 Center City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):	
Studio	N/A	N/A	Management	3.4
One Bedroom	\$1000-1400	100%	Amenities	2.9
Two Bedroom	\$1400+	0%	Location	4.6
Three Bedroom	N/A	N/A	Value	4.6
			Condition	3.9
			Size	4.0
			Responsiveness to problems	3.1
			Ability to negotiate rent	1.7
			View from apartment unit	2.6
			Lighting quality	3.6
			Safety	3.3
			Noise level	3.3
			Cab availability	4.6
			Ease of finding parking	2.1
			Walking distance to campus	3.1
			Walking distance to bus	4.0
			Walking distance to trolley	4.9
			Walking distance to grocery stores	3.3
			Walking distance to bars	4.7
			Walking distance to shopping	4.7
			Rent escalation in year 2	2.6
			Value for rent	4.3
			<b>Overall</b>	<b>4.1</b>
			# of Responses	7

### Timing of Lease Signing

Before WWW	14%
During WWW	29%
May	29%
June	-
July	-
During Pre-term	14%

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	71%
Last month rent upfront	0%
Co-signer	0%
Referral bonus	86%
22-month lease option	71%
Subletting allowed	0%
Utilities in rent	14%
Cable in rent	0%
Internet in rent	0%

### Student Comments

#### The Good

- Amazing value (for its age, size and location, by far the cheapest high-rise in centre city); very new facilities; no doorman means you can sublet although you're not technically allowed to; being closer to Broad means better shops and security;
- If you want to live in Center City, this is a pretty reasonably priced option. I think this building is pretty good value for your money.
- Location, location, location and value
- Lots of closet space. Recently renovated kitchen and bathroom. Get a lot more for your money by not having a doorman.

#### The Not So Good

- Cable, Internet and utilities are not included in rent. Your options for cable packages are limited to Hotwire and Directv and are pretty expensive.
- Can always hear Walnut Street noise- 24 hours a day.
- Lack of doorman and amenities such as gym or basement storage area.
- Maintenance calls, no doorman (less safety and no mail delivery when signature is required)
- You need a 215/267 number to get on the building directory (to buzz people up, for delivery people to call, etc).

#### Advice for Lease Negotiation

- Best you can get is 22 months: they don't budge on price.
- No advice. You really don't have a lot of leverage here. Ask for the 22-month option.

# HOUSING INFORMATION

- They don't negotiate unfortunately.

## Building Information

- Washer/Dryers in two-bedrooms and on each floor, in building otherwise
- No cable - direct TV and DSL only
- A/C and Dishwasher in apartment

## Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

## 1700 WALNUT

1700 Walnut Street  
 (215) 546-6700  
[www.turchiproperties.com](http://www.turchiproperties.com)  
 Center City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):
Studio	N/A	N/A	Management 4.2
One Bedroom	\$1200-2000	44%	Amenities 3.9
Two Bedroom	\$2000-2400+	56%	Location 4.9
Three Bedroom	N/A	N/A	Value 3.8
			Condition 4.7
			Size 4.6
			Responsiveness to problems 4.2
			Ability to negotiate rent 1.9
			View from apartment unit 3.3
			Lighting quality 4.1
			Safety 4.6
			Noise level 3.1
			Cab availability 4.4
			Ease of finding parking 1.4
			Walking distance to campus 3.2
			Walking distance to bus 2.9
			Walking distance to trolley 5.0
			Walking distance to grocery stores 3.9
			Walking distance to bars 4.8
			Walking distance to shopping 4.8
			Rent escalation in year 2 3.1
			Value for rent 4.1
			<b>Overall 4.3</b>
			# of Responses 9

## Timing of Lease Signing

Before WWW	11%
During WWW	33%
May	33%
June	22%
July	-
During Pre-term	-

## Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	67%
Co-signer	44%
Referral bonus	11%
22-month lease option	78%
Subletting allowed	0%
Utilities in rent	0%
Cable in rent	0%
Internet in rent	0%

## Student Comments

### The Good

- Nice doormen/women - Great location - Nice kitchen and living room, big rooms - Lot of lighting (big windows)
- Best location.
- Convenience of location brand new condition when first moved in
- It's a great building, new fresh and clean. Likewise with the apartment - I have windows on 2 full sides of the house, so awesome natural light. Dishwasher, Fridge, washing machine and oven are all neatly fitted in the kitchenette. The staff are helpful.
- Perfect!!! All of my friends love it.

### The Not So Good

- Can't adjust header/ A/C per room (only for the whole unit) - Windows do not isolate wind/ cold from outside - Don't have recycling system
- Being on the 4th floor i can always hear a lot of noises coming from the roads (cars, drunken weekend partiers)
- Cold winters - big heating bills.

# HOUSING INFORMATION

- The dryer in the washer/dryer is not that great and the storage space is a little limited.

## Advice for Lease Negotiation

- Negotiate 22-month lease - Try to lower the adjusting rate for after 1 year (which is something I couldn't do)
- There's no lease negotiation with my landlord (through management office)
- You can get cheaper rates for the non corner apartments, but think the corner apartments are much nicer.

## Building Information

- Doorman building
- Washer/Dryers inside apartments
- Wall-to-wall carpeting, A/C and Dishwasher in apartment

## Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

## 1930 CHESTNUT

1930 Chestnut Street  
 (215) 520-6488  
[www.turchiproperties.com](http://www.turchiproperties.com)  
 Center City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):	
Studio	N/A	N/A	Management	3.6
One Bedroom	\$1200-1600	73%	Amenities	2.8
Two Bedroom	\$1600-2400	27%	Location	4.5
Three Bedroom	N/A	N/A	Value	3.9
			Condition	4.5
			Size	3.4
			Responsiveness to problems	4.2
			Ability to negotiate rent	1.2
			View from apartment unit	3.5
			Lighting quality	3.3
			Safety	4.1
			Noise level	4.0
			Cab availability	4.5
			Ease of finding parking	1.9
			Walking distance to campus	3.2
			Walking distance to bus	4.6
			Walking distance to trolley	4.8
			Walking distance to grocery stores	4.4
			Walking distance to bars	4.8
			Walking distance to shopping	4.6
			Rent escalation in year 2	2.5
			Value for rent	4.0
			<b>Overall</b>	<b>4.1</b>
			# of Responses	11

## Timing of Lease Signing

Before WWW	-
During WWW	27%
May	45%
June	18%
July	9%
During Pre-term	-

## Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	73%
Last month rent upfront	45%
Co-signer	45%
Referral bonus	27%
22-month lease option	64%
Subletting allowed	0%
Utilities in rent	0%
Cable in rent	0%
Internet in rent	0%

## Student Comments

### The Good

- Access, location, new amenities, management
- Chic. New appliances. Nice bathrooms
- Close proximity to shopping, restaurants, and ease of transportation
- Dishwasher and washer/dryer included in unit. Relatively recently remodeled. Clean apartment. Very friendly maintenance and security staff. It's convenient to everything - bus/trolley, bars, restaurants, etc.
- Great value for money

# HOUSING INFORMATION

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- I LOVE the maintenance dude - he is awesome, incredibly efficient and so friendly. The doormen are generally friendly, and I've never had problems with my packages. The location can't be beat - for transportation it rocks, 1 block from the trolley.
- Location is the best - close to everything, including Rittenhouse, bars, restaurants, coffee shops and shopping. I'm also near produce markets and the farmer's market at the Square. Units are nicely renovated and CLEAN and maintenance is very friendly.
- Location near bars and food. Plus walkable to/from campus. Close to Trolley and bus stops.

## **The Not So Good**

- Both the bedrooms have a different size and need different amounts of heating. However there is no separate temperature control for each room.
- Have had some insect issues. Management was quick to respond though.
- I live in a jr. one bedroom and it is a little small compared to other units in the Rittenhouse area. However, I don't mind the size since I live alone. Electricity/utilities can be pretty expensive and you have to pay for them on top of the rent.
- No amenities
- No gym. Security is decent (there is a 24 hr guard) but they don't stop and check everyone before letting them up.
- Relatively expensive. NOTE, residents pay a prorated amount of the building power bill (proration based on your apartment's square footage)--- this is in the LEASE and we did not notice it. So this part of our power bill is GREATER than our actual units
- Sits right along a major street. can get very noisy
- The heat does not get dispersed throughout the apartment so it's cold in the winter and you need a space heater. Street noise is a bit loud for those that are unaccustomed (I also live on the 2nd floor so it's worse than the higher floors).

## **Advice for Lease Negotiation**

- Can't do it
- sign a 12 + 10 or 22 up front, otherwise not much negotiable
- You can move in whatever date you like. I signed my lease in May but didn't want to start my lease until July 24, right before pre-term. They were very flexible whereas many other apartments wanted you to start a lease on July 1 or August 1.

## **Building Information**

- Doorman, Washer/Dryer in apartment
- Flexible Leases, Carpeting
- Dishwasher, Modern Appliances, Air Conditioning, Adjustable Thermostat in Apartment

## **Bottom Line**

Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## 2121 MARKET

2121 Market Street

(215) 241-0200

[www.philadelphiamanagement.com](http://www.philadelphiamanagement.com)

Center City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1000-1400	87%
Two Bedroom	\$2000-2200	13%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	13%
During WWW	38%
May	25%
June	-
July	25%
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	88%
First month rent upfront	88%
Last month rent upfront	25%
Co-signer	13%
Referral bonus	100%
22-month lease option	38%
Subletting allowed	0%
Utilities in rent	0%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	2.3
Amenities	3.1
Location	4.4
Value	4.3
Condition	4.1
Size	4.4
Responsiveness to problems	3.5
Ability to negotiate rent	1.6
View from apartment unit	3.6
Lighting quality	3.3
Safety	3.8
Noise level	3.1
Cab availability	4.0
Ease of finding parking	2.8
Walking distance to campus	3.5
Walking distance to bus	5.0
Walking distance to trolley	4.1
Walking distance to grocery stores	5.0
Walking distance to bars	4.0
Walking distance to shopping	3.5
Rent escalation in year 2	2.4
Value for rent	3.9
<b>Overall</b>	<b>3.8</b>
# of Responses	8

### Student Comments

#### The Good

- Great value & location
- High ceilings, huge windows, lots of space for the price, lots of sunlight (I face south), modern kitchen, modern bathroom. Hallways are clean, re-painted this year, safe and bright. Big plusses: Above the Trader Joe's
- Living above Trader Joes and next to a trolley stop.
- Lots and lots of light, trolley right out the front (awesome if it's raining/cold/snowing), nice hardwood floors (not in all apartments), great location between Rittenhouse and School and very close to 30th st station to get the train to New York
- The best location in town for a Wharton student in my opinion: trolley in front of the door, Trader Joe's downstairs, easy parking. High ceiling, spacious apartment, good kitchen furniture, natural light round year.

#### The Not So Good

- Just took the doorman away during the day
- Management company - had 24 hour doorman service when i signed my lease but removed doorman service from 8-5 on M-F
- Philadelphia Management is a horrible landlord. They recently made a decision to get rid of the 24-hour doorman service, which means that during the day, there are now strangers in our lobby who find shelter from the cold waiting for the bus
- Poor Insulation
- They just took away 24-hr doorman despite significant protestation by residents. Doorman is only 4pm-8am or something. Very thin walls. Adult bookshop/theatre across the street could be intimidating but I never notice it, there's no creeps hanging around
- They removed the daytime doorman (8a-4p, M-F) without warning, even though this was advertised before I moved in as a feature offered. There is still a weeknight and weekend day/night doorman. Walls/windows are a bit thin

# HOUSING INFORMATION

- Walls are not very thick. Security people are not welcoming and are not there during the day.

## Advice for Lease Negotiation

- Ask for a Wharton contract (22-month with -5% increase after year 1). Reference a Current student living in the building and split the \$1000 referral fee with him/her. Take an apartment on the south side to benefit from the natural light
- Make sure to say that someone referred you
- No lease negotiation.
- Sign 22months up front. May be able to negotiate down but unlikely. Rent is pretty good anyway.

## Building Information

- Doorman building - night only
- Washer/Dryer on each floor
- Carpeting or hardwood floors, A/C, Dishwasher in apartment

## Bottom Line

Given their experiences, 75% of students said they would choose to live in the building again.

## 2400 CHESTNUT

2400 Chestnut Street  
 (215) 561-2700  
[www.2400Chestnut.com](http://www.2400Chestnut.com)  
 Center City

<u>Units:</u>	<u>Monthly Rental</u>	<u>% Chosen</u>	<u>Student Ratings (out of 5):</u>	
Studio	\$800-1400	25%	Management	4.5
One Bedroom	\$1200-1500	50%	Amenities	3.9
Two Bedroom	\$1700-2000	25%	Location	4.2
Three Bedroom	N/A	N/A	Value	4.6
			Condition	4.1
			Size	4.5
			Responsiveness to problems	4.8
			Ability to negotiate rent	1.8
			View from apartment unit	4.6
			Lighting quality	4.3
			Safety	4.0
			Noise level	4.1
			Cab availability	4.2
			Ease of finding parking	3.9
			Walking distance to campus	4.5
			Walking distance to bus	4.3
			Walking distance to trolley	4.6
			Walking distance to grocery stores	4.2
			Walking distance to bars	3.8
			Walking distance to shopping	3.2
			Rent escalation in year 2	3.2
			Value for rent	4.6
			<b>Overall</b>	<b>4.7</b>
			# of Responses	12

<u>Timing of Lease Signing</u>	
Before WWW	33%
During WWW	33%
May	17%
June	17%
July	-
During Pre-term	-

<u>Lease Terms (% who answered yes)</u>	
Security Deposit	75%
First month rent upfront	50%
Last month rent upfront	0%
Co-signer	8%
Referral bonus	92%
22-month lease option	58%
Subletting allowed	75%
Utilities in rent	8%
Cable in rent	100%
Internet in rent	0%

## Student Comments

### The Good

- Building allows proximity (walking distance) to bars, restaurants, and groceries, as well as to the train station and campus.
- Great management, the best
- Great management. Also, the building has a free van service to campus. It takes about 5-10 minutes to get to school. It is overall a very convenient building since it is relatively closer to campus than most Center City buildings.

# HOUSING INFORMATION

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- Great value for the money. Plenty of amenities. Feel safe. Staff are extremely friendly - feels like a family.
- Staff is great. Best value from what I've found in Philadelphia for a managed building with gym, doorman, and satellite TV.
- Terrific value: large clean units; \$120 garage parking; free laundry/dryer machines on every floor; free gym; free shuttle to/from campus!
- The friendliest doorman and staff. The Shuttle. My view. Many Wharton students live here. The fact that the shuttle goes to the grocery store every Sat.
- The staff is amazing! They respond so quickly, and the doormen, cleaning personnel, shuttle driver, etc. are like family. Free shuttle to and from school, free laundry on every floor, adequate gym in building, free cable.

## **The Not So Good**

- A little on the older side.
- Carpets are ugly, despite good condition. Need to walk 2 to 3 blocks to get to a lively area.
- It's kinda far from the "action" around Rittenhouse Taking cabs home at night because I don't feel safe walking or no one lives around me is annoying
- It's two blocks too far from Rittenhouse Square to be considered safe area. 22nd to 24th is an unsafe walk at night.
- Kind of a walk from Rittenhouse bars
- Not on Rittenhouse Square. You live the furthest west of all center city apartments.

## **Advice for Lease Negotiation**

- Ask if you want something different from standard 12 month; they'll work with you
- Didn't try to negotiate. I would try to include parking and lower rent if possible.
- Good luck. The building is very popular and there is almost always a waitlist
- Speak with Mary Jane. She's awesome.

## **Building Information**

- Doorman building
- Gym/Fitness Facility on premises, Washer/Dryer in building (not in apt.), Wall-to-wall carpeting, Dishwasher, modern appliances in apt., Adjustable thermostat in apt.
- Shuttle service to campus in the morning
- Parking available

## **Bottom Line**

Given their experiences, 100% of students said they would choose to live in the building again

# HOUSING INFORMATION

## ACADEMY HOUSE CONDOMINIUMS

1420 Locust Street  
 (215) 735-9096  
 Center City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1500-1700	100%
Two Bedroom	N/A	N/A
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	50%
During WWW	-
May	-
June	50%
July	-
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	100%
Co-signer	0%
Referral bonus	0%
22-month lease option	100%
Subletting allowed	0%
Utilities in rent	100%
Cable in rent	100%
Internet in rent	0%

### Student Ratings (out of 5):

Management	3.5
Amenities	4.0
Location	4.5
Value	4.0
Condition	4.0
Size	5.0
Responsiveness to problems	4.5
Ability to negotiate rent	3.0
View from apartment unit	5.0
Lighting quality	3.5
Safety	4.5
Noise level	4.0
Cab availability	4.5
Ease of finding parking	3.0
Walking distance to campus	2.0
Walking distance to bus	2.5
Walking distance to trolley	4.5
Walking distance to grocery stores	3.5
Walking distance to bars	5.0
Walking distance to shopping	5.0
Rent escalation in year 2	5.0
Value for rent	4.5
<b>Overall</b>	<b>4.0</b>
# of Responses	2

### Student Comments

#### The Good

- The fact that there are very few Wharton students that live here. I live on a high floor and the noise is minimal. The space is also really good.

#### The Not So Good

- Many of my neighbors are very, very old...
- Smoke detector inside apartment turns on during cooking

#### Advice for Lease Negotiation

- Don't go through Allen Domb unless you have to.

#### Building Information

- Pool, Gym, conference room, social/party room
- 24-hr security
- Washer/dryer in unit, A/C, dishwasher
- Balcony

#### Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE CARLYLE

2032 Locust Street  
Philadelphia, PA 19103  
(215) 563-1653  
Center City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1000-1200	20%
Two Bedroom	\$1800-2000	60%
Three Bedroom	2400+	20%

### Timing of Lease Signing

Before WWW	-
During WWW	20%
May	60%
June	20%
July	-
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	60%
Co-signer	25%
Referral bonus	0%
22-month lease option	60%
Subletting allowed	40%
Utilities in rent	0%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	3.2
Amenities	4.0
Location	5.0
Value	4.4
Condition	3.6
Size	4.6
Responsiveness to problems	3.8
Ability to negotiate rent	2.0
View from apartment unit	4.5
Lighting quality	4.3
Safety	5.0
Noise level	5.0
Cab availability	3.3
Ease of finding parking	2.3
Walking distance to campus	3.8
Walking distance to bus	2.3
Walking distance to trolley	4.5
Walking distance to grocery stores	3.8
Walking distance to bars	5.0
Walking distance to shopping	4.8
Rent escalation in year 2	2.8
Value for rent	4.3
<b>Overall</b>	<b>4.4</b>
# of Responses	5

### Student Comments

#### The Good

- Great value for money.
- I love the location, I have a great value for the money and my cat is allowed.
- It's a large space, with awesome views of all of South Philly, washer/dryer in unit, nice doormen, fairly responsive superintendent who comes to fix things, and cute gym--all for very reasonable rent.
- It's huge, awesome views, and my 3 roommates are awesome.

#### The Not So Good

- Allan Domb (management company) is notoriously difficult to work with and the building is pretty dated. My unit is carpeted, but one gets used to it.
- My one bedroom is a bit oddly laid out and, unlike other units in the building, I don't have a washer/dryer or dishwasher, but that is just due to the apartment's small size.
- The management is not good, and there is no recycling available.

#### Advice for Lease Negotiation

- Don't try to negotiate with Alan Domb.

#### Building Information

- Doorman, Gym/Fitness Facility
- Washer/Dryer in apartment and building, Dishwasher, Carpeting, Modern Appliances, Air Conditioning

#### Bottom Line

Given their experiences, 80% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE CHATHAM

135 S. 20th Street  
 (215) 563-5751  
 Center City

Units:	Monthly Rental	% Chosen
Studio	\$1000-1200	50%
One Bedroom	\$1200-1400	50%
Two Bedroom	N/A	N/A
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	-
During WWW	50%
May	-
June	-
July	-
During Pre-term	50%

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	100%
Co-signer	50%
Referral bonus	50%
22-month lease option	0%
Subletting allowed	0%
Utilities in rent	100%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	4.5
Amenities	3.5
Location	5.0
Value	5.0
Condition	4.0
Size	4.5
Responsiveness to problems	5.0
Ability to negotiate rent	2.5
View from apartment unit	3.5
Lighting quality	4.0
Safety	4.5
Noise level	3.5
Cab availability	5.0
Ease of finding parking	3.0
Walking distance to campus	4.0
Walking distance to bus	4.0
Walking distance to trolley	5.0
Walking distance to grocery stores	4.5
Walking distance to bars	5.0
Walking distance to shopping	5.0
Rent escalation in year 2	2.0
Value for rent	5.0
<b>Overall</b>	<b>5.0</b>
# of Responses	2

### Student Comments

#### The Good

- Great location -Large apartments and utilities included for reasonable rent
- True value for money. Utilities included. Spacious Studio. Walking distance to School, Bar, Restaurant and Cafes within 5 meters of building Walking distance to Rittenhouse Square and shopping areas.

#### The Not So Good

- Insects! Insects!
- Older building does not have some of the same amenities as newer buildings (e.g., dishwasher, gym, etc.)
- 5 months rent as deposit for international students without co-signer

### Building Information

- Hardwood floors, A/C, 24hr doorman
- All utilities included
- Washer/ Dryer in the building

### Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE CLARIDGE

201 S. 18<sup>TH</sup> Street  
 (215) 546-2525  
<http://www.rittenhouseclaridge.com>  
 Center City

Units:	Monthly Rental	% Chosen
Studio	\$1000-1200	57%
One Bedroom	\$1400-1800	29%
Two Bedroom	\$2200-2400	14%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	-
During WWW	33%
May	50%
June	17%
July	-
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	57%
Last month rent upfront	43%
Co-signer	14%
Referral bonus	57%
22-month lease option	0%
Subletting allowed	0%
Utilities in rent	29%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	3.4
Amenities	3.0
Location	4.9
Value	4.3
Condition	3.6
Size	3.9
Responsiveness to problems	3.3
Ability to negotiate rent	2.0
View from apartment unit	3.6
Lighting quality	3.0
Safety	3.9
Noise level	4.0
Cab availability	4.6
Ease of finding parking	2.1
Walking distance to campus	3.3
Walking distance to bus	3.6
Walking distance to trolley	4.7
Walking distance to grocery stores	4.3
Walking distance to bars	4.9
Walking distance to shopping	4.9
Rent escalation in year 2	2.4
Value for rent	3.9
<b>Overall</b>	<b>3.9</b>
# of Responses	7

### Student Comments

#### The Good

- location and convenience
- Location, view of park, rent, dishwasher
- Price and location on the Park
- Utility all included. Really great value for this location. Friendly door man. A lot of Wharton people in the building. Water clogging happens sometime, but the problem got fixed promptly. My roommate and I are highly satisfied with this building.
- Bus stop across the street from building, close to all the Wharton bars/hangouts/shopping/grocery.

#### The Not So Good

- No gym, management not super friendly, no pool, no common space or conference room
- Rental office loves to nickel and dime residents
- Size
- washer/dryer doesn't work well, hear garbage trucks in the am
- Weird tenants. Mice. Sub-par heating and A/C

### Advice for Lease Negotiation

- Rent is fixed and not negotiable.
- They will do shorter-term and 22-month leases - just ask.
- Units are going fast. If you find a unit that you like, you need to move fast!

### Building Information

- Doorman

# HOUSING INFORMATION

- Washer/Dryer in building
- Air Conditioning, Adjustable Thermostat in some apartments (Temperature Control to some extent)

## Bottom Line

Given their experiences, 71% of students said they would choose to live in the building again.

## THE DOMUS

3411 Chestnut Street  
 (215) 387-4477  
[www.domuspa.com](http://www.domuspa.com)  
 University City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):
Studio	N/A	N/A	Management 4.1
One Bedroom	\$2000-2400+	56%	Amenities 4.6
Two Bedroom	\$2400+	44%	Location 5.0
Three Bedroom	N/A	N/A	Value 3.9
			Condition 4.6
			Size 4.6
			Responsiveness to problems 4.4
			Ability to negotiate rent 1.6
			View from apartment unit 3.9
			Lighting quality 4.2
			Safety 4.7
			Noise level 4.4
			Cab availability 4.9
			Ease of finding parking 4.8
			Walking distance to campus 4.9
			Walking distance to bus 4.3
			Walking distance to trolley 4.4
			Walking distance to grocery stores 3.8
			Walking distance to bars 3.2
			Walking distance to shopping 3.3
			Rent escalation in year 2 3.7
			Value for rent 3.7
			<b>Overall 4.6</b>
			# of Responses 9
<b>Timing of Lease Signing</b>			
Before WWW		-	
During WWW		-	
May		44%	
June		44%	
July		-	
During Pre-term		11%	
<b>Lease Terms (% who answered yes)</b>			
Security Deposit		89%	
First month rent upfront		44%	
Last month rent upfront		11%	
Co-signer		11%	
Referral bonus		88%	
22-month lease option		78%	
Subletting allowed		11%	
Utilities in rent		0%	
Cable in rent		0%	
Internet in rent		0%	

## Student Comments

### The Good

- Brand new building, NO MICE / RODENTS, excellent amenities, very friendly staff, very responsive maintenance, very close to Huntsman.
- Excellent amenities very good location
- Kept very clean. Super great to be so close to class (every min of sleep counts!). Larry the Concierge / door guy is off the charts nice and on point. The area in front of Domus has University security literally every block at night. Very safe.
- Nicest building by far among common Wharton options. Very convenient to campus. 6 minute walk to Huntsman.
- Pretty convenient to be close to school. Concierge is extremely polite and pleasant. Social space is awesome.
- The amenities and atmosphere are great. The apartment and room sizes are spacious living areas
- The Domus was built in 2007, so everything is almost brand new. There are many amenities, including a well appropriated gym, private conference rooms (great for learning teams), pool area will gas grills, and even a movie theater.
- This is by far the nicest building in the city. The amenities are amazing when it comes to the social life, studying space, or the service at the building. The 24 hour concierge will help you with whatever is needed. The maintenance is top notch
- Top notch management, excellent ammenities, great apartment, gym, pool. First year parking was free. Close to school. Amazing, new building

# HOUSING INFORMATION

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## **The Not So Good**

- Expensive but the amenities are great. Less convenient to C.C., but a pretty quick walk and cabs are always available out front (Sheraton cab stand right next door).
- Fire alarm system is somewhat sensitive... management will repair it soon.
- High rent and lack of nearby cafes and restaurants
- Living in University City is a trade off. While more than 25 Wharton students live here, most students are in Center City. While I usually find it rather easy to take the bus, blue line subway (right behind the building), cab, or Penn shuttle
- Not walking distance from bars
- Rent is STEEP. Apartments are smallish. Frequent random fire alarms. Rent will adjust at 1 year point. Building is not huge, so the social events aren't as robust as you would expect. They are pretty token.
- The price is the only thing that will cause you some heartache. There are great deals for signing right now!
- TVs in gym almost never all work - you should count on them not working. They keep saying they are fixed, but it is just not true. Fire alarm goes off about twice a month due to quality problems with the system. =

## **Advice for Lease Negotiation**

- As a professionally managed building, Domus does not generally negotiate. They do, however, offer a "Wharton MBA Student Special" which is not always advertised and must be asked for specifically. This includes a 22-month lease option
- I would say the earlier the better. There is not "lease negotiation", but they are willing to provide free parking or one to two months off based on the length of the lease.
- Management wouldn't negotiate at all last year. You might have some leverage if you're looking at some of their 3 br's or larger units but the 1's and 1+den's are very popular and you probably won't have much room to negotiate.
- Pray. Seriously - negotiation seems to be based on whether or not they have a lot of vacancies, and it varies.
- Take advantage of the free 1-month (2-month) lease for 1-bdrm (1-bdrm) on Welcome Weekend and choose a current tenant to share the referral discount :)
- They apparently built too many 2 bedrooms. They will give you a two bedroom for about the price of a one bedroom. If you can coordinate with another student and split then it would be a bargain. The parking deck is not full, so don't pay the full amount.

## **Building Information**

- Doorman, Parking facilities
- Washer/Dryer in apt, hardwood floors, carpeting, A/C, Modern appliances, Dishwasher
- Meeting/Common room facilities, Exercise room, Pool, movie theatre, conference rooms, entertainment rooms, balcony (some)

## **The Bottom Line**

Given their experiences, 89% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## DORCHESTER

226 West Rittenhouse Square  
 (215) 545-1111  
 Allan Domb Real Estate  
 Center City

Units:	Monthly Rental	% Chosen
Studio	\$1000-1400	38%
One Bedroom	\$1400-2000	46%
Two Bedroom	\$2000-2200	15%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	8%
During WWW	42%
May	25%
June	8%
July	8%
During Pre-term	8%

### Lease Terms (% who answered yes)

Security Deposit	83%
First month rent upfront	75%
Last month rent upfront	75%
Co-signer	17%
Referral bonus	0%
22-month lease option	54%
Subletting allowed	15%
Utilities in rent	92%
Cable in rent	77%
Internet in rent	31%

### Student Ratings (out of 5):

Management	3.5
Amenities	4.1
Location	4.9
Value	4.1
Condition	3.5
Size	3.7
Responsiveness to problems	4.0
Ability to negotiate rent	2.2
View from apartment unit	3.8
Lighting quality	3.8
Safety	4.6
Noise level	3.5
Cab availability	4.8
Ease of finding parking	1.6
Walking distance to campus	3.0
Walking distance to bus	3.2
Walking distance to trolley	4.4
Walking distance to grocery stores	4.2
Walking distance to bars	4.7
Walking distance to shopping	4.5
Rent escalation in year 2	3.4
Value for rent	3.8
<b>Overall</b>	<b>3.9</b>
# of Responses	13

### Student Comments

#### The Good

- Great access, in the middle of everything
- Great location. Good value for the money. Nice apartment. Good Wharton community, but not so large that it's a dorm.
- I love my unit because it was recently remodeled. Not all Dorchester apartments have been so make sure you view BEFORE you buy! I also like my doorstair and the location of the building.
- It's in a fabulous location.
- Its the center of Philadelphia, awesome access to park, bars. Nice doormen. Safe.
- Location, convenience of gym
- Location, location, location, it does not get any better than this. safety. nice but unobtrusive wharton community.
- location; amenities; great response to maintenance;
- The absolute best location possible. It's on the quiet/residential side of the square, so there aren't a lot of sketchy stores or people lingering around, and it is very quiet (unless you live facing the garbage collection).
- I love the Dorchester! No real complaints. Wouldn't imagine living anywhere else. Best value for the money.
- The Dorchester is a fantastic place to live. Try to live there by any means necessary!!!

#### The Not So Good

- Building management is disrespectful
- Condition of apartment; kitchen appliances and other furnishings are very old
- Do not get the appts facing locust, else you will hear dumpster noise everyday.
- Management can be rude. There seem to be frequent water shut offs.
- Management is rude; units have older appliances; thin walls
- Some of the units are older than others.

# HOUSING INFORMATION

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- The gym is pretty bad (in the sub-basement). my landlord is a cheapskate so there is some deferred maintenance in the apartment I've just had to deal with, she will only pay to fix absolutely necessary (e.g. a.c. leak caused wooden floor to pop) damages.
- The variance in unit quality. You really have to be careful.
- Units vary depending on who owns your unit. My unit is nice but the appliances are on the old side.
- Wish there were a communal space like a conference room, especially since there are so many Wharton people in the building and we could meet more easily. It's a few blocks to anything that's open late, like CVS. There used to be a WaWa in the building,

## Advice for Lease Negotiation

- Allan Domb does not negotiate rents--try going through other means.
- Definitely negotiate for 22 months. Other than that, not much can be done. I had no issues with Alan Domb, but it may be different if you want to do it directly with an owner.
- Depends on the landlord. mine has been a pain.
- Emphasize you won't bother landlord
- I have a private owner, so negotiations went well when i reminded her that I was a poor student. Alan Domb is not so forgiving apparently.
- if you get a unit off craigslist, as i did, you have basically no leverage in negotiating because the units disappear so fast and usually end up in bidding wars.

## Building Information

- Doorman, On-site Parking Facilities
- Meeting/Common Rooms, Gym/Fitness Facility, Swimming Pool
- Washer/Dryer in apartment (some) and in building, Hardwood Floors (some), carpeting (some), Modern Appliances (some), A/C, Dishwasher (some), Adjustable Thermostat in Apartment (Temperature Control) (some)
- Disabled-friendly
- Patio/Balcony (69% of reviewed)

## Bottom Line

Given their experiences, 82% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE DRAKE

1512 Spruce Street  
 (215) 545-6900  
 Center City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):
Studio	\$1000-1200	20%	Management 4.8
One Bedroom	\$1200-1500	40%	Amenities 3.6
Two Bedroom	\$2000-2200	20%	Location 4.4
Three Bedroom	\$2400+	20%	Value 3.8
<b>Timing of Lease Signing</b>			Condition 4.4
Before WWW	-	-	Size 3.6
During WWW	-	-	Responsiveness to problems 4.6
May	80%	-	Ability to negotiate rent 1.8
June	20%	-	View from apartment unit 4.6
July	-	-	Lighting quality 4.2
During Pre-term	-	-	Safety 4.8
<b>Lease Terms (% who answered yes)</b>			Noise level 3.4
Security Deposit	100%	-	Cab availability 4.8
First month rent upfront	100%	-	Ease of finding parking 2.0
Last month rent upfront	20%	-	Walking distance to campus 2.4
Co-signer	0%	-	Walking distance to bus 3.6
Referral bonus	80%	-	Walking distance to trolley 3.8
22-month lease option	100%	-	Walking distance to grocery stores 4.4
Subletting allowed	0%	-	Walking distance to bars 4.6
Utilities in rent	20%	-	Walking distance to shopping 4.4
Cable in rent	0%	-	Rent escalation in year 2 4.2
Internet in rent	0%	-	Value for rent 4.2
			<b>Overall 4.4</b>
			# of Responses 5

### Student Comments

#### The Good

- I LOVE that the insulation is so fantastic that I dont even have to turn on the heat. Electricity bill is extremely low all year long. Also, great condition, great view, great value for money. Easy online rent payment.
- The apartment is relatively small but for one person, it's perfect. The view is amazing and when the windows are closed you can't hear anything from the street. The management is very responsive to problems and issues are resolved the same day.
- Wonderful front desk people/doorman and the nicest block in Philadelphia. I feel very safe in this building and in the surrounding blocks near the building which was extremely important during my apartment selection process. I have had no problem with this

#### The Not So Good

- Electric and water bills are not included in rent. My apartment does not have a lot of closet space but since each apartment is different in shape, it's not necessarily the case in other apartments.
- Laundry facilities outside of apartment, and expensive to use. Thin walls - I can hear my neighbor breathing.
- The apartments are small compared to newer buildings. I opted for service and cleanliness over size.

### Building Information

- 24-hour attended front desk
- A/C, Dishwasher, carpeting, Meeting / Common rooms
- Fitness Center, Internet Access
- Laundry Facility

# HOUSING INFORMATION

## Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

## **EDGEWATER**

2323 Race Street  
 (888) 695-8275  
<http://www.edgewaterapthomes.com/>  
 Center City

<u>Units:</u>	<u>Monthly Rental</u>	<u>% Chosen</u>	<u>Student Ratings (out of 5):</u>
Studio	N/A	N/A	Management 4.9
One Bedroom	\$1500-2000	33%	Amenities 4.7
Two Bedroom	\$2000-2400+	67%	Location 3.7
Three Bedroom	N/A	N/A	Value 4.1
<b>Timing of Lease Signing</b>			Condition 4.8
Before WWW	-	-	Size 4.5
During WWW	25%	-	Responsiveness to problems 5.0
May	50%	-	Ability to negotiate rent 3.0
June	-	-	View from apartment unit 4.4
July	25%	-	Lighting quality 3.9
During Pre-term	-	-	Safety 4.6
<b>Lease Terms (% who answered yes)</b>			Noise level 4.0
Security Deposit	44%	-	Cab availability 2.6
First month rent upfront	44%	-	Ease of finding parking 3.9
Last month rent upfront	11%	-	Walking distance to campus 3.2
Co-signer	0%	-	Walking distance to bus 3.7
Referral bonus	75%	-	Walking distance to trolley 2.8
22-month lease option	89%	-	Walking distance to grocery stores 3.9
Subletting allowed	0%	-	Walking distance to bars 2.7
Utilities in rent	0%	-	Walking distance to shopping 2.4
Cable in rent	0%	-	Rent escalation in year 2 3.2
Internet in rent	0%	-	Value for rent 4.1
			<b>Overall 4.6</b>
			# of Responses 9

## Student Comments

### **The Good**

- 2-year old construction, free Starbucks coffee machine in the lobby, balcony with views of either downtown or the art museum/river, friendly door staff.
- Everything except location. New building, great community, good management, new appliances, access to jogging track and museum, etc.
- It's new. It's right on the water, with great views. Management is excellent and there is always a front doorman who is very helpful.
- Management is very responsive and friendly. Right next to river running path; great if you are runner or biker or if you have kids or dogs.
- Nice overall living experience.
- Parking garage, common areas, business center, free printing, patio area with bbqs.
- Top quality amenities in the apartment as well as the building. Unusual bonuses include Starbucks coffee machine and fresh cookies baked daily in the lobby as well as a business office with 4 computers and printing/copying.
- Very pet-friendly (dog park attached to the building); very nice, almost brand-new building.

### **The Not So Good**

- a bit pricey but you got a lot for what you pay - very few complaints
- It is a little out of the way from Rittenhouse and requires a cab for late night returns home to ensure safety.
- It is somewhat pricy
- It's farther from bars since it's at 23rd and Race.
- Little further walk from campus/Rittenhouse area

# HOUSING INFORMATION

- Location. Accessibility to taxi/public transportation.
- The neighborhood is OK and convenient to campus by trolley, but it's a little far from Rittenhouse
- Train can be very loud. I would not recommend it for light sleepers

## Advice for Lease Negotiation

- Honest good management that tells you the deal and you take it or leave - hardly room for negotiation
- It's harder to negotiate rent but you can convince them to give you a 22 month lease if you are a student -- I did it!
- Note that the bldg is at 90%+ occupancy right now, so while the overall market for leasing has probably softened it might still be tough to drive a bargain
- Pretty standard negotiation process for MBAs. 6 months free parking, one month free rent, 22 month lease
- Tell them you are a Wharton student. They offered me free parking and many breaks on deposit and other fees.
- They had a nice offer for Wharton students (6 months free parking, etc.) but there was little room for negotiation

## Building Information

- Doorman building, Parking facilities.
- Washer/Dryer in apt, carpeting, A/C, Modern appliances, Dishwasher.
- Meeting/Common room facilities, Exercise room, balcony (78% of reviewed)

## The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

## THE ELLINGTON

1500 Chestnut Street  
 (913) 484-4800 / khurana@wharton.upenn.edu  
 Center City

<u>Units:</u>	<u>Monthly Rental</u>	<u>% Chosen</u>	<u>Student Ratings (out of 5):</u>	
Studio	N/A	N/A	Management	4.3
One Bedroom	\$1500-2400	100%	Amenities	4.5
Two Bedroom	N/A	N/A	Location	4.5
Three Bedroom	N/A	N/A	Value	4.0
			Condition	4.8
			Size	4.8
			Responsiveness to problems	3.8
			Ability to negotiate rent	3.5
			View from apartment unit	2.5
			Lighting quality	3.5
			Safety	4.5
			Noise level	4.0
			Cab availability	4.8
			Ease of finding parking	0.5
			Walking distance to campus	3.0
			Walking distance to bus	5.0
			Walking distance to trolley	5.0
			Walking distance to grocery stores	3.5
			Walking distance to bars	4.8
			Walking distance to shopping	4.5
			Rent escalation in year 2	4.5
			Value for rent	4.0
			<b>Overall</b>	<b>4.5</b>
			# of Responses	4

<u>Timing of Lease Signing</u>	
Before WWW	-
During WWW	50%
May	25%
June	25%
July	-
During Pre-term	-

<u>Lease Terms (% who answered yes)</u>	
Security Deposit	100%
First month rent upfront	75%
Last month rent upfront	100%
Co-signer	0%
Referral bonus	0%
22-month lease option	100%
Subletting allowed	75%
Utilities in rent	50%
Cable in rent	0%
Internet in rent	0%

## Student Comments

### The Good

- Clean, friendly staff and neighbors, close to trolley and bus, nice amenities
- Location, quality, service
- Recently renovated units with brand new floors, countertops & appliances. My friends are always impressed by the appearance of my unit, especially when they learn what I'm paying!

# HOUSING INFORMATION

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- The Ellington is a fantastic home. It has been recently renovated, the hardwood floors and kitchens are pristine. It is a condo building so most of the residents are owners. The building staff is wonderful. It allows small dogs and other pets.

## **The Not So Good**

- Busy area, Wendy's across the street
- I thought the washer dryer was new but it's 10 years old and has had problems. Since I'm on a low floor, we get lots of street noise even though the windows are double pane. Since it's a condo, I have to go through an off-site landlord for repairs
- Rent
- The 1500 block of Chestnut is not the greatest (kind of rundown), but it is getting better (Ritz Carlton just finished their building across the street).

## **Advice for Lease Negotiation**

- Negotiate for everything: rent, bills, and one month's deposit. Most bills are included in homeowner's fees - we only pay for cable/internet.
- Since it's a condo you can't rent through building management - you have to find a landlord looking to rent. You'll find that rent varies wildly from unit to unit depending on what the landlord thinks the place is worth.
- There is no direct leasing agent for the building. The apartments are individually owned condos. I found mine via Craig's List. Because they are individually owned, the rents vary. Mine is \$1600, but I know other people pay more.
- You can find good deals during pre-term (even at popular locations) since landlords are at that time more pressed to find tenants
- Found our place on Craigslist. Be patient and look frequently...good places go fast!
- I recommend working with a broker. John Featherman found me a great deal and helped negotiate terms. I didn't have to pay a fee - he just took first month's rent.

## **Building Information**

- Hard Wood Floors, Conference Room & Library, 24-Hour Gym, 24 Hour Concierge
- A/C, dishwasher, washer/dryer in unit, modern appliances

## **The Bottom Line**

Given their experiences, 75% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE EMBASSY

2100 Walnut Street  
 (215) 567-7488  
 Philadelphia Management  
 Center City

Units:	Monthly Rental	% Chosen
Studio	\$800-1000	25%
One Bedroom	\$1000-1400	75%
Two Bedroom	N/A	N/A
Three Bedroom	N/A	N/A

Student Ratings (out of 5):	
Management	3.3
Amenities	2.8
Location	4.8
Value	4.3
Condition	2.8
Size	4.3
Responsiveness to problems	3.8
Ability to negotiate rent	2.3
View from apartment unit	3.3
Lighting quality	3.3
Safety	3.8
Noise level	3.3
Cab availability	4.5
Ease of finding parking	1.8
Walking distance to campus	3.8
Walking distance to bus	4.0
Walking distance to trolley	5.0
Walking distance to grocery stores	2.3
Walking distance to bars	4.5
Walking distance to shopping	4.3
Rent escalation in year 2	2.7
Value for rent	4.0
<b>Overall</b>	<b>3.8</b>
# of Responses	4

### Timing of Lease Signing

Before WWW	25%
During WWW	-
May	25%
June	25%
July	25%
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	75%
Last month rent upfront	25%
Co-signer	25%
Referral bonus	100%
22-month lease option	50%
Subletting allowed	50%
Utilities in rent	50%
Cable in rent	0%
Internet in rent	0%

### Student Comments

#### The Good

- Great Location. Good value. Large room
- It's old-fashioned (awesome if you like that type of residence). Great details. Great storage.
- Lots of space, good closet/storage space, good value
- Rooms are huge. Hardwood floors - nice detailing.

#### The Not So Good

- For non-emergency fixes, sometimes mgmt can take 2-3 days to address them. Can't adjust the heat - and it gets warm in the winter. But I don't pay for it - so that mitigates some of the annoyance.
- Old
- Useless doormen
- Very small or non-existent kitchen ( varies by unit)

#### Advice for Lease Negotiation

- Sometimes things advertised on craigslist are a reduced price so check there before coming to speak with them
- Try for 22 month. They have a referral reward program.

#### Building Information

- 24hr doorman, washer/dryer in basement, hardwood floors

#### Bottom Line

Given their experiences, 75% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE GRANDE

111 S. 15<sup>th</sup> Street  
 (215) 568-1555  
<http://www.thepackardgrande.com>  
 Center City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1700-2000	75%
Two Bedroom	\$2000-2200	25%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	-
During WWW	25%
May	25%
June	25%
July	25%
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	25%
Co-signer	0%
Referral bonus	0%
22-month lease option	50%
Subletting allowed	50%
Utilities in rent	25%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	4.5
Amenities	4.0
Location	4.5
Value	4.5
Condition	4.8
Size	4.3
Responsiveness to problems	4.5
Ability to negotiate rent	2.5
View from apartment unit	4.3
Lighting quality	4.5
Safety	5.0
Noise level	4.5
Cab availability	4.5
Ease of finding parking	2.3
Walking distance to campus	2.8
Walking distance to bus	5.0
Walking distance to trolley	5.0
Walking distance to grocery stores	3.5
Walking distance to bars	4.3
Walking distance to shopping	4.5
Rent escalation in year 2	5.0
Value for rent	4.8
<b>Overall</b>	<b>4.5</b>
# of Responses	4

### Student Comments

#### The Good

- Our doormen are great - as is the entire staff. Everyone is very helpful and friendly. We are very close to the train at 15th street.

#### Advice for Lease Negotiation

- These are condos so they are hard to find - if you find an available apartment, take it immediately!

#### Building Information

- Doorman building
- Washer/Dryer in apt, Wall-to-wall carpeting (some), hardwood floors (some), A/C, Modern appliances, Dishwasher
- Meeting/Common room facilities, Exercise room
- Furnished apartments available

#### Bottom Line

Given their experiences, 75% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE HUB ON CHESTNUT - (REVIEW FROM 2008)

3935 Chestnut St.  
Philadelphia, PA 19104

### Monthly Rental Rates:

Studio	N/A
One Bedroom	N/A
Two Bedroom	\$1,400-\$1599
Three Bedroom	N/A

### Timing of Lease Signing:

July	100%
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### Student Ratings (out of 5):

Management	3.0
Amenities	3.0
Location	5.0
Value	5.0
Condition	4.0
Size	4.0
<b>Overall</b>	<b>4.0</b>
# of Responses	1

### Student Comments

#### The Good

- Brand new everything. Close to school. Relatively Cheap. Convenient (close to subway/on Chestnut/Grocery/Theatre/Shops)
- Everything is brand new. Large bathroom. Very close to school and supermarket.

#### The Not So Good

- Thin walls. No carpeting. Still under construction. Luckily the construction isn't too loud so you get used to it.
- Far from everyone else who lives in Center City but if you like extra sleep in the morning, the Hub is a good choice.

### Building Information

- Washer/Dryers in apartment, Dishwasher, A/C, Adjustable Thermostat in Apartment
- 22 month lease option, subletting allowed

### The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE LEFT BANK

3131 Walnut Street  
 (215) 222-5400  
[www.leftbankapts.com](http://www.leftbankapts.com)  
 University City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1800-2200	67%
Two Bedroom	\$2200-2400	33%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	33%
During WWW	33%
May	-
June	-
July	-
During Pre-term	33%

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	67%
Last month rent upfront	40%
Co-signer	0%
Referral bonus	100%
22-month lease option	0%
Subletting allowed	0%
Utilities in rent	0%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	3.0
Amenities	3.3
Location	2.7
Value	2.7
Condition	2.7
Size	3.7
Responsiveness to problems	3.3
Ability to negotiate rent	2.0
View from apartment unit	2.7
Lighting quality	3.3
Safety	3.7
Noise level	3.0
Cab availability	3.0
Ease of finding parking	3.3
Walking distance to campus	3.3
Walking distance to bus	2.0
Walking distance to trolley	2.0
Walking distance to grocery stores	2.0
Walking distance to bars	2.7
Walking distance to shopping	2.7
Rent escalation in year 2	1.0
Value for rent	3.0
<b>Overall</b>	<b>2.7</b>
# of Responses	3

### Student Comments

#### The Good

- 24 hour security; friendly management; proximity to school, 30th Street Station, and Bolt Bus is a real plus
- Large and well situated apartment
- Size of units

#### The Not So Good

- Carpeting is horrible and the unit was not ready when I moved in
- Not in Center City
- Property management is NOT responsive to requests/complaints by tenants.
- The Left Bank is the worst run apartment building in the city. They do not respond to requests, try to charge tenants at every chance and they are rude in their communications.

#### Advice for Lease Negotiation

- Don't bother
- The lease office is rude and will not negotiate with you.
- There are a ton of units and new ones open up all the time, keep pushing on negotiations for things such as not increase for two years and a 22 month lease term

#### Building Information

- 24hr Doorman, parking
- Washer/Dryer in apt, Wall-to-wall carpeting, A/C, Modern appliances, Dishwasher
- Meeting/Common room facilities, Exercise room

# HOUSING INFORMATION

## The Bottom Line

Given their experiences, 67% of students said they would choose to live in the building again.

## **LOCUST ON THE PARK**

201 S. 25th Street  
 (215) 735-1810  
[www.locustonthepark.com](http://www.locustonthepark.com)  
 Center City

<u>Units:</u>	<u>Monthly Rental</u>	<u>% Chosen</u>	<u>Student Ratings (out of 5):</u>	
Studio	\$1400-1500	10%	Management	4.4
One Bedroom	\$1500-2200	40%	Amenities	4.4
Two Bedroom	\$2200-2400+	50%	Location	4.9
Three Bedroom	N/A	N/A	Value	3.6
			Condition	4.4
			Size	4.5
			Responsiveness to problems	4.5
			Ability to negotiate rent	2.5
			View from apartment unit	3.5
			Lighting quality	3.4
			Safety	4.4
			Noise level	4.1
			Cab availability	3.6
			Ease of finding parking	1.9
			Walking distance to campus	4.7
			Walking distance to bus	0.8
			Walking distance to trolley	3.6
			Walking distance to grocery stores	3.3
			Walking distance to bars	4.2
			Walking distance to shopping	3.7
			Rent escalation in year 2	2.2
			Value for rent	3.6
			<b>Overall</b>	<b>4.4</b>
			# of Responses	10

<u>Timing of Lease Signing</u>	
Before WWW	-
During WWW	60%
May	20%
June	10%
July	-
During Pre-term	10%

<u>Lease Terms (% who answered yes)</u>	
Security Deposit	80%
First month rent upfront	89%
Last month rent upfront	40%
Co-signer	30%
Referral bonus	60%
22-month lease option	80%
Subletting allowed	10%
Utilities in rent	10%
Cable in rent	50%
Internet in rent	0%

## Student Comments

### **The Good**

- Building staff is really nice and responsive
- Convenient location right in the middle of Rittenhouse and the campus. if you can, find a roommate and go for 2br. great value and size
- Doormen are nice and helpful
- High ceilings Large apartments Friendly doormen
- High ceilings give a great sense of space. Some 2Bdrm layouts have the bedrooms on other sides of the apt. In apartment washer/dryer.
- I love the layout of my studio, the number of Wharton people in the building, the staff are incredibly friendly and helpful.
- location, friendly staff, light
- Super easy to walk to campus. Across the street from the best jogging path in Philly. High ceilings. Gym. In unit washer / dryer.
- Tremendous staff! The people at the front door and in maintenance are wonderful. They are always there to welcome you home, talk, call cabs, hold packages, and help in any way that they can. The apartments are nice-- high ceilings, great light, large windows

### **The Not So Good**

- Heating and electricity is a bit expensive Closet Space is terrible!
- Heating/AC comes on with a vengeance - you can't help but know that it's on. Heating/AC is electric and results in high electricity bills. Sometimes you can hear the train.

# HOUSING INFORMATION

- If you can find a good one, brownstone apartments tend to have more character (unique layouts, outdoor space, hardwood floors) than managed apartments like Locust on the Park. We opted for LOTP though because of the parking (my wife commutes to work each
- Management is horrible! Building is way overpriced and they will not work with you on anything. Rude.
- Noise from A/C and heater
- Rent is on the high end
- Some older appliances. Sometimes can hear the trains.
- The walls are somewhat thin.
- Walls are thin. you can hear the babies crying next door

## Advice for Lease Negotiation

- Get a 10 month renewal in your lease up front. If you can, lock in a renewal rate increase as well. Make sure there is nothing about a "fee" for the 10 month renewal.
- Market has changed significantly, so you may be able to negotiate more. We happened upon a beginning of summer deal and all 1-BRs (no matter what the view, floor, or SF) were all the same price.
- No matter what they say try to negotiate. At least ask for free parking lot, etc.
- Request the option to sign a 10 months lease the second year Request a cap on the second year increase
- The leasing office was offering \$50-\$100 off monthly rent when we were looking last year. I think it depends on their vacancy rate at the time that you are looking. Ask if they have any offers, then ask for shorter lease period and a rental increase cap
- They will let you sign up for a 12 month lease and then a 10 month lease. Make sure to let them know that's what you want to do.
- Be careful of the train passing by, very noisy on one side of the building and not noisy on the other side.

## Building Information

- Doorman, parking, conference room and social space, balcony (most units)
- Exercise room, Meeting facilities, Washer/Dryer in apartment, Wall-to-wall carpeting, Modern Appliances, A/C, Dishwasher, Adjustable Thermostat in apartment
- Disabled-friendly

## The Bottom Line

Given their experiences, 90% of students said they would choose to live in the building again

## **LOCUST POINT (REVIEW FROM 2008)**

2429 Locust Street  
 (215) 564-0701 / (877) 563-6754  
[www.historiclandmarks.com](http://www.historiclandmarks.com)  
 Center City

### Monthly Rental Rates:

Studio	~\$1300
One Bedroom	~\$1465
Two Bedroom	~\$1950
Three Bedroom	N/A

### Timing of Lease Signing:

December - March	0%
April - May	67%
June - July	33%
August - November	0%

### Student Ratings (out of 5):

Management	4.0
Amenities	3.0
Location	5.0
Value	4.0
Condition	4.0
Size	4.0
<b>Overall</b>	<b>4.0</b>
# of Responses	3

## Student Comments

### The Good

- Location is good - quiet neighborhood, walking distance to Rittenhouse Sq, by the river and the Schuylkill running track.
- Building is pretty quiet. No perceptible noise due to the train track nearby.
- Large amount of space because it's a loft, nice high ceilings and good, working appliances. Some have great views over the river.
- Each unit has central AC and heat.

# HOUSING INFORMATION

- Indoor parking is available at a reasonable cost.

## The Not So Good

- No doorman although all packages are received and delivered by the front office.
- There's no gym
- The large windows make it difficult to keep it warm in the winter

## Advice for Lease Negotiation

- Broker not required
- Building offers referral bonus
- Starting next year the apartment may be converting to condos so may not be available for rent.
- Alternatively, future rentals maybe managed by individual owners. Check with management.

## Building Information

- Washer/Dryer in apartment, Flexible Leases
- Carpeting
- Dishwasher, Modern Appliances
- Air Conditioning, Adjustable Thermostat in Apartment (Temperature Control)
- On-site Parking Facilities
- Popular Wharton Building
- Some Pets Allowed
- Children-Friendly, Disabled-Friendly (e.g., Wheelchair access, Support Rails in Bath, Automatic Doors)
- Application Process includes: Application Fee, First Month Rent, Credit Check

## Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

## LOFTS 640 - (REVIEW FROM 2008, UPDATED COMMENTS)

640 North Broad Street  
(215) 232-4150  
www.lofts640.com  
*North of Center City*

### Monthly Rental Rates:

Studio	\$1400-1599
One bedroom	\$1500-1600

### Timing of Lease Signing:

July	100%
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### Student Ratings (out of 5):

Management	5.0
Amenities	5.0
Location	1.0
Value	5.0
Condition	5.0
Size	5.0
<b>Overall</b>	<b>4.0</b>
# of Responses	1

## Student Comments

### The Good

- Excellent management, apartment views, lighting, low noise, parking available.
- Huge apartments (my 1 bedroom is over 1000 sq feet), high loft windows, free parking and cable, good desk staff.

### The Not So Good

- Safety is a concern.
- Far from campus, grocery stores, shopping, bars.
- Location. The building only really makes sense for students with cars that don't want to have to pay the high costs of parking in city center.

## Advice for Lease Negotiation

- They offer a 22-month lease for Wharton students, although price negotiation difficult.
- You should be able to get a few weeks of free rent.

## Building Information

- 24hr doorman, A/C, carpets, dishwasher, modern appliances
- Laundry in unit, Gym, Gym classes, Pool, meeting/social rooms
- Parking facilities

# HOUSING INFORMATION

## LOFTS AT 1835 ARCH

1835 Arch Street  
 (215) 568-0880  
<http://www.1835arch.com>  
 Center City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1200-2000	70%
Two Bedroom	\$2200-2400+	30%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

Before WWW	33%
During WWW	22%
May	-
June	22%
July	22%
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	88%
First month rent upfront	89%
Last month rent upfront	11%
Co-signer	11%
Referral bonus	89%
22-month lease option	90%
Subletting allowed	0%
Utilities in rent	0%
Cable in rent	0%
Internet in rent	0%

### Student Ratings (out of 5):

Management	4.7
Amenities	4.7
Location	3.9
Value	4.2
Condition	5.0
Size	4.9
Responsiveness to problems	4.6
Ability to negotiate rent	2.0
View from apartment unit	4.1
Lighting quality	4.4
Safety	4.8
Noise level	4.2
Cab availability	4.2
Ease of finding parking	4.3
Walking distance to campus	2.9
Walking distance to bus	4.8
Walking distance to trolley	4.0
Walking distance to grocery stores	4.4
Walking distance to bars	4.2
Walking distance to shopping	3.6
Rent escalation in year 2	4.2
Value for rent	4.4
<b>Overall</b>	<b>4.8</b>
# of Responses	10

### Student Comments

#### The Good

- Everything is great. Management is nice, concierge people are nice, it's clean, great gym, everything is new, I love living here!
- Spacious, very well maintained, the management is very friendly (we did our TAP project with them), maintenance requests addressed within 1 or 2 days. The restaurant in the building is nice and not overly expensive with the resident discount.
- Well maintained. Good facilities. Nice staff. Spacious design. Nicely done lobby, gym, conference center.
- Loft-style apartments, 12 ft. high ceilings, modern finish, spacious units.

#### The Not So Good

- It is not at the heart of center city...but it's not that far anyways!
- NOISE. The mission grill restaurant downstairs can be very noisy on Fridays and Saturdays. Management does nothing about complaints on this matter. The restaurant's customers are often clustered around the building entrance and smoking.
- The gym is fairly small. It's perfectly fine if you want to just stay in shape (treadmill, bikes, etc), but you'll have to sign up for the Pottruck gym if you're after some serious machines and classes.

#### Advice for Lease Negotiation

- I did not manage to negotiate rent, but I heard they're waiving the signing fee. Make sure you're being referred by somebody from the building in order to split the referral fee.
- The building has too much demand, so it didn't work for me. They didn't budge at all.

# HOUSING INFORMATION

## Building Information

- 24hr Doorman, Meeting/Common Rooms, Gym/Fitness Facility
- Washer/Dryer in apartment
- Carpeting, Dishwasher, Modern Appliances, Air Conditioning, Adjustable Thermostat in Apartment
- On-site Parking Facilities,
- Disabled-Friendly (e.g., Wheelchair access, Support Rails in Bath, Automatic Doors)
- Other: Convenience Store and Restaurant located in the building

## Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

## THE METROPOLITAN - (REVIEW FROM 2008, UPDATED COMMENTS)

117 North 15<sup>th</sup> Street  
Philadelphia, PA 19102  
<http://www.4wallsinphilly.com/cc/metropolitan/metropolitan.htm>  
(215)854-0729

### Student Ratings (out of 5):

Management	4.0
Amenities	4.0
Location	5.0
Value	5.0
Condition	4.0
Size	5.0
<b>Overall</b>	<b>5.0</b>
# of Responses	1

### Monthly Rental Rates:

Studio	N/A
One Bedroom	\$1,335
Two Bedroom	N/A
Three Bedroom	N/A

### Timing of Lease Signing:

May	100%
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## Student Comments

### The Good

- 24 hr doorman is excellent. Washer and dryer in apartment is also extremely convenient. For the price it is the 'best bang for your buck'. Maintenance responsiveness is excellent. Small but convenient gym.
- Value for money. Huge apartment with great layout. Building is under a lot of renovation so it's clear the managers are investing in it. Just this year, they've renovated the gym and the main meeting space, along with the property managers' offices.

### The Not So Good

- The building is kind-of old so there are some maintenance problems but they are solved almost immediately.
- You have walk up to JFK to get a cab (two blocks). Lots of homeless people congregate in/near the Park at the Corner of 15th and JFK. Can be loud whenever anything goes on at the Park or City Hall (think: honking horns, loud music during the afternoon).

## Advice for Lease Negotiation

- No negotiations.
- Property managers are aggressive. If you're interested, be prepared to commit at least a deposit the day you visit the building.

## Building Information

- Doorman, Meeting/Common Rooms, Gym/Fitness Facility
- Washer/Dryers in apartment, Dishwasher, Modern Appliances, Carpeting, A/C, Adjustable Thermostat in Apartment

# HOUSING INFORMATION

## MUSEUM TOWERS - (REVIEW FROM 2008, UPDATED COMMENTS)

1801 Buttonwood St #520  
(215) 569-0090  
www.museum-towers.com  
*Art Museum*

### Monthly Rental Rates:

One Bedroom \$1200-1399

### Timing of Lease Signing:

June 100%

### Student Ratings (out of 5):

Management	5.0
Amenities	5.0
Location	4.0
Value	5.0
Condition	5.0
Size	5.0
<b>Overall</b>	<b>4.0</b>
# of Responses	1

### Student Comments

#### The Good

- Excellent management, apartment views, lighting, low noise, parking available.
- Apartment shuttle bus.
- Great size, my studio is almost 700 sq feet. Quiet neighborhood, but close to Center City. Building is very safe. Friendly staff. Very responsive. individual AC unit in apt, individual washer and dryer

#### The Not So Good

- Far from campus, 10+ mins walk to Center City.
- Gym equipment is lacking, but plenty of treadmills. Can share gym with sister building as well (5 min walk) which has a pool and better equipment

### Advice for Lease Negotiation

- They offer a 22-month lease for Wharton students, subletting allowed.
- In this economy, probably room to negotiate. I didn't try...but you definitely should.

### Building Information

- 24hr doorman, A/C, carpets, dishwasher, modern appliances
- Laundry in unit, Gym, cable included in rent
- Parking facilities

# HOUSING INFORMATION

## PARC RITTENHOUSE

225 S. 18<sup>th</sup> Street  
 (215) 735-0110  
 Center City

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	\$1600-2200	100%
Two Bedroom	N/A	N/A
Three Bedroom	N/A	N/A

Student Ratings (out of 5):	
Management	4.0
Amenities	4.9
Location	4.9
Value	3.3
Condition	4.6
Size	2.9
Responsiveness to problems	4.2
Ability to negotiate rent	2.0
View from apartment unit	2.8
Lighting quality	3.0
Safety	4.7
Noise level	3.5
Cab availability	3.7
Ease of finding parking	2.2
Walking distance to campus	2.7
Walking distance to bus	2.7
Walking distance to trolley	4.5
Walking distance to grocery stores	4.0
Walking distance to bars	4.8
Walking distance to shopping	4.8
Rent escalation in year 2	3.0
Value for rent	3.3
<b>Overall</b>	<b>4.0</b>
# of Responses	7

### Timing of Lease Signing

Before WWW	14%
During WWW	14%
May	43%
June	14%
July	14%
During Pre-term	-

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	86%
Co-signer	14%
Referral bonus	0%
22-month lease option	43%
Subletting allowed	14%
Utilities in rent	71%
Cable in rent	29%
Internet in rent	0%

### Student Comments

#### The Good

- Excellent doormen provide great security.
- Great location, great amenities, newly renovated, luxurious living
- Incredible location - right on the square. brand new building (i am the first to live in my unit) with brand new fixtures, all super nice - management is really quick to fix anything whenever needs fixing
- Luxury building, entire building was recently renovated so everything is new, doormen are very attentive, dog-friendly, beautiful pool deck

#### The Not So Good

- A/C is turned off in the winter so apartments can get hot on warmer days, mice
- Allan Domb, the developer of Parc Rittenhouse, is incompetent to deal with management issues (rats issues, still ongoing major renovation which should have finished in summer of 2007, stained and discolored water, charging for cable television fees
- Apartments are small
- Right in the middle of the square=can be noisy. currently hear the construction of the building across the park on some mornings

### Advice for Lease Negotiation

- Ask for discount if the unit is facing north. Horrible noises from the garbage collecting cars, limited views, no sunlight are worth for a BIG discount.
- Pick a room that doesn't face where the garbage trucks pick up
- Some units vary a lot so take the time to look at many different apartments
- Talk early to Allen Domb

# HOUSING INFORMATION

## Building Information

- Pool, Gym, Parking Facilities, 24-hour doorman
- Laundry in unit, A/C, dishwasher, modern appliances, hardwood floors

## Bottom Line

Given their experiences, 86% of students said they would choose to live in the building again.

## **PARK TOWNE PLACE - (REVIEW FROM 2008, UPDATED COMMENTS)**

2200 Benjamin Franklin PK  
Philadelphia, PA 19130  
(215) 564-9406

### Student Ratings:

Management	4.3
Amenities	5.0
Location	3.7
Value	5.0
Condition	5.0
Size	5.0
<b>Overall</b>	<b>5.0</b>
# of Responses	3

### Monthly Rental Rates:

Studio	\$900
One Bedroom	\$1,200
Two Bedroom	\$1,400-1800
Three Bedroom	N/A

### Timing of Lease Signing:

June	33%
July	67%

## Student Comments

### The Good

- Excellent amenities, close to the Fairmont Park. Free Bus to the city every half an hour. Free bus to University (7:30, 8:20). Great Price/quality. Lots of free street parking right out front.
- Spacious, well maintained and a little away from the hustle and bustle of downtown. Open spaces and lots of greenery. Very clean common areas.
- Shuttle service; great view; 24hr security; pool; community rooms; gym

### The Not So Good

- Slow management responsiveness, insects, rodents
- Commute can be a little challenge sometimes. The trolley station is about 3-4 blocks away. But the building has its own shuttle service to University area as well as Downtown. The City service is every half hour from 7 am to 8 pm and the University service is in the morning at 7:20 and 8:20; and then in the evening from school at 5 and 6 pm.

## Building Information

- Doorman, parking
- Meeting rooms, Fitness center, Swimming Pool
- Washer/Dryers in building, Dishwasher, Modern Appliances, Carpeting, A/C, Adjustable Thermostat in Apartment
- Patio/Balcony

## The Bottom Line

- Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## RITTENHOUSE SAVOY CONDOMINIUMS

1810 Rittenhouse Sq.  
Philadelphia, PA 19103  
(215)546-3770

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):
Studio	\$1000-1200	33%	Management 3.0
One Bedroom	\$1500-1600	67%	Amenities 3.0
Two Bedroom	N/A	N/A	Location 5.0
Three Bedroom	N/A	N/A	Value 4.5
<b>Timing of Lease Signing</b>			Condition 3.5
Before WWW	-	-	Size 4.5
During WWW	-	-	Responsiveness to problems 3.5
May	100%	-	Ability to negotiate rent 3.0
June	-	-	View from apartment unit 5.0
July	-	-	Lighting quality 4.0
During Pre-term	-	-	Safety 5.0
<b>Lease Terms (% who answered yes)</b>			Noise level 4.0
Security Deposit	100%	-	Cab availability 5.0
First month rent upfront	50%	-	Ease of finding parking 3.0
Last month rent upfront	0%	-	Walking distance to campus 3.5
Co-signer	0%	-	Walking distance to bus 3.0
Referral bonus	0%	-	Walking distance to trolley 4.5
22-month lease option	67%	-	Walking distance to grocery stores 3.5
Subletting allowed	0%	-	Walking distance to bars 5.0
Utilities in rent	33%	-	Walking distance to shopping 5.0
Cable in rent	67%	-	Rent escalation in year 2 5.0
Internet in rent	0%	-	Value for rent 4.5
			<b>Overall 4.5</b>
			# of Responses 3

### Student Comments

#### The Good

- Few Wharton people - nice to have your own place after seeing classmates all the time. Great location.
- View, location, convenience, size of apt

#### The Not So Good

- Old
- No gym or fancy amenities

### Advice for Lease Negotiation

- Each unit is individually owned, so you can negotiate with individual landlords. I was able to get a 22 month lease.

### Building Information

- Doorman
- Washer/dryers in building, dishwasher, modern appliances, hardwood floors, carpeting, A/C, adjustable thermostat in apartment

### The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again

# HOUSING INFORMATION

## RIVERLOFT

2300 Walnut Street  
 (888) 218-9236  
[www.riverloftapartments.com](http://www.riverloftapartments.com)  
 Center City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):	
Studio	\$1400-2000	20%	Management	4.5
One Bedroom	\$1800-2400	73%	Amenities	4.1
Two Bedroom	N/A	N/A	Location	4.8
Three Bedroom	\$2400+	7%	Value	3.6
			Condition	4.7
			Size	4.9
			Responsiveness to problems	4.9
			Ability to negotiate rent	1.9
			View from apartment unit	3.1
			Lighting quality	3.5
			Safety	4.7
			Noise level	4.6
			Cab availability	4.6
			Ease of finding parking	2.0
			Walking distance to campus	4.6
			Walking distance to bus	2.4
			Walking distance to trolley	4.9
			Walking distance to grocery stores	3.5
			Walking distance to bars	4.4
			Walking distance to shopping	3.4
			Rent escalation in year 2	2.8
			Value for rent	3.9
			<b>Overall</b>	<b>4.6</b>
			# of Responses	15

### Timing of Lease Signing

Before WWW	7%
During WWW	43%
May	29%
June	14%
July	-
During Pre-term	7%

### Lease Terms (% who answered yes)

Security Deposit	71%
First month rent upfront	57%
Last month rent upfront	23%
Co-signer	14%
Referral bonus	79%
22-month lease option	67%
Subletting allowed	7%
Utilities in rent	20%
Cable in rent	0%
Internet in rent	0%

### Student Comments

#### The Good

- Very spacious. - Easy access to both school and bars, restaurants etc. in Center City.
- Amazing management, incredibly responsive, friendly and professional servicemen. I can play my music really quite loudly, and have never had a complaint, nor can I hear my neighbors. Extremely comfortable environment - I love being at home.
- Clean, modern, friendly staff, 24hr security, Wharton community, close to campus, spacious apartments, washer/dryer in apt, new appliances, parking lot in building
- Good management - very responsive and helpful in dealing with maintenance problems.
- I love how big the apartments are (especially coming from New York City) Expensive, but the nicest apartment building in Center City Management very responsive to maintenance requests
- I love the lofted feel - it feels like there are two separate units (one for dining / entertaining and one for sleeping).
- Large units, very safe. Great location. Walking distance to campus.
- Riverloft is the best - biggest apartments (high ceilings), lots of Wharton students (good socially and good for splitting cabs in the morning when late), has a doorman, in-apt washer/dryer, best location (proximity to both bars/restaurants and school
- There are lots of Wharton people but it doesn't feel like a dorm. Very modern interior, incredibly spacious. Close to downtown, but also closer to school so it is easy to walk. More spacious than the Rittenhouse Square apartment buildings.

#### The Not So Good

- A little expensive. - No swimming pool. That would have been nice.
- I do not like that mgmt has really cut down on the partying - noise complaints quickly escalate to police showing up.

# HOUSING INFORMATION

- Loft style apartments aren't great for roommates - better for a couple or single.
- Management can be difficult at times, rent is extraordinarily high, moving in can be difficult to coordinate - book a date for the elevator early
- More expensive due to the amenities. If you are willing to live without a doorman, you can find a better price for the same space.
- Only the expense - everything else has been great.
- Wish there was better lighting (High ceilings and not many light fixtures) Wish the closet space was bigger 15-20 minute walk from campus. You can ride the bus to campus, but the Riverloft bus stop is the last stop before campus so the bus is often full

## Advice for Lease Negotiation

- 22 month lease pretty easy to negotiate Heard that you can also negotiate price for parking spot
- Give it a shot but this is a popular building with Wharton students so I don't think you're going to have much success in bringing management down.
- Play with your move in date to see if you can get a better rent deal... it might pay to pay an extra month upfront in order to get a lower rent. Also, find a current tenant and split the referral fee.
- They are inflexible - just remain firm on the 22-month option and they can give that to you.
- Try to sign a 22-month lease. Can negotiate parking. Given the current economy, now might be a great time to negotiate your rate.

## Building Information

- Doorman, meeting/common rooms, gym/fitness facility, on-site parking facilities
- Washer/dryer in apartment, dishwasher, microwave, hardwood floors, carpeting, modern appliances, air conditioning

## The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again

## **RIVERWEST**

2101 Chestnut Street  
 (215) 563-2101  
<http://www.riverwest-condos.com>  
 Center City

<u>Units:</u>	<u>Monthly Rental</u>	<u>% Chosen</u>	<u>Student Ratings (out of 5):</u>	
Studio	\$800-1200	36%	Management	3.5
One Bedroom	\$1200-1700	45%	Amenities	3.5
Two Bedroom	\$1800-2200	18%	Location	4.3
Three Bedroom	N/A	N/A	Value	3.8
			Condition	3.0
			Size	3.5
			Responsiveness to problems	3.5
			Ability to negotiate rent	2.9
			View from apartment unit	3.7
			Lighting quality	3.5
			Safety	3.8
			Noise level	3.3
			Cab availability	3.9
			Ease of finding parking	2.2
			Walking distance to campus	3.6
			Walking distance to bus	4.4
			Walking distance to trolley	4.5
			Walking distance to grocery stores	4.3
			Walking distance to bars	4.2
			Walking distance to shopping	3.7
			Rent escalation in year 2	3.7
			Value for rent	3.4
			<b>Overall</b>	<b>3.3</b>
			# of Responses	11

<u>Timing of Lease Signing</u>	
Before WWW	-
During WWW	18%
May	45%
June	9%
July	18%
During Pre-term	9%

<u>Lease Terms (% who answered yes)</u>	
Security Deposit	91%
First month rent upfront	100%
Last month rent upfront	55%
Co-signer	9%
Referral bonus	9%
22-month lease option	55%
Subletting allowed	36%
Utilities in rent	100%
Cable in rent	100%
Internet in rent	0%

# HOUSING INFORMATION

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## Student Comments

### **The Good**

- Good value for the money, decent amount of apartment space, gym, proximity to trolley and bus (towards Old City), friendly front desk people, free cable & AC. Area seems to be getting renewed interest from businesses (two restaurants and a coffee shop)
- great doorman that greets everyone by name every morning pizza/chinese/japanese takeout very nearby coffee shop in front of the building
- Great location.
- Great value, adequate amenities, close to everything (bars, restaurants, trolley, trader joe's, school)
- Location is perfect. Coffee shop across, Philly car share spot across, pizza and bar restaurant in building now that is actually very good and within 4 blocks of Rittenhouse square and all bars/night life.
- Location: Riverwest lies in a strategic place: trolley is close (best way to commute by far), Grocery stores % Trader Joes are close, bars and shopping are close too. Price is good
- Perfect location, non-intrusive landlord, great value for rent (all utilities included), very helpful management, many Wharton students (sharing a cab at the last moment is never an issue)
- Proximity to school, groceries, transportation, shopping, food and bars

### **The Not So Good**

- Central heating is too hot, occasional clanking noises of heaters, somewhat small kitchen.
- Cockroaches, dirty hallways and the INSANELY loud steam heating from vents in unit
- Elevators are a little slow.
- Even with the location advantage, NEVER live here. Simple reason, you cannot sleep (and you need sleep badly at Wharton) because the steam-heating system produces a LOUD HAMMERING SOUND THREE TIMES DURING THE NIGHT. I am talking about a scary sound that w
- Heat is a little unbearable during the winter months (centralized and can't be controlled per unit)
- Management is terrible. Takes 3 months to fix a bathroom problem. Enough said.
- Not being able to adjust the heat is really tough and management is not very responsive to requests.
- Older building but renovated last year when it went condo. Heating vents "clang" every 2 hours when they come on, especially at night. You get used to it, but it is still annoying and you cannot adjust the heat, so you just open windows to regulate the temperature
- Hammering sound is not a joke, it will wake you up every night

### **Advice for Lease Negotiation**

- It's a Condo building so the outcome of negotiations is up to the individual owner
- Totally depends on your landlord
- Wait until the end of summer
- You have more leverage with a 22 mo. lease.
- Do not take lease from Ric Lipman. Terrible landlord. Does not take care of issues when notified and tries to make you pay for fixes.

### **Building Information**

- Doorman, meeting/common rooms, gym/fitness facility
- Washer/dryer in building, hardwood floors (some), carpeting (some), air conditioning, dishwasher in 1+ bedroom units
- On-site parking facilities

### **The Bottom Line**

Given their experiences, 55% of students said they would choose to live in the building again

# HOUSING INFORMATION

## ROOSEVELT APARTMENTS - (REVIEW FROM 2008, UPDATED COMMENTS)

Walnut Street (between 22<sup>nd</sup> and 23<sup>rd</sup> Street)  
(215) 640-8880  
Center City

### Monthly Rental Rates:

Studio	\$600 - \$799
One Bedroom	\$800 - \$999
Two Bedroom	N/A

### Timing of Lease Signing:

May 100%

### Student Ratings (out of 5):

Management	3.5
Amenities	1.5
Location	4.5
Value	4.5
Condition	2.5
Size	2.0
<b>Overall</b>	<b>3.5</b>
# of Responses	2

### Student Comments

#### The Good

- Location and price; unbeatable. My unit was also remodeled right before I move. I really like it.
- Great location, next to the bar, Roosevelts. Close to bus, walking distance to school.

#### The Not So Good

- Building has been under construction all the time I have been in school. First year: internal remodeling. Second year: outside remodeling.
- Old building and hence fixtures are old e.g. Windows allow draught during the winter

### Advice for Lease Negotiation

- Hard to negotiate. But rates are really low anyway.

### Building Information

- Washer/dryer in building, carpeting (some), hardwood floors (some)

# HOUSING INFORMATION

## SANSOM WEST

3650 Chestnut Street  
(215) 898-6846

<http://www.business-services.upenn.edu/housing/gradresidences.html>  
University City

Units:	Monthly Rental	% Chosen	Student Ratings (out of 5):
Studio	N/A	N/A	Management 2.2
One Bedroom	\$600-1200	60%	Amenities 2.0
Two Bedroom	\$1200-1600	40%	Location 3.6
Three Bedroom	N/A	N/A	Value 3.0
<b>Timing of Lease Signing</b>			Condition 2.2
Before WWW	-	-	Size 2.0
During WWW	-	-	Responsiveness to problems 2.4
May	40%	40%	Ability to negotiate rent 2.0
June	40%	40%	View from apartment unit 2.6
July	20%	20%	Lighting quality 2.6
During Pre-term	-	-	Safety 3.8
<b>Lease Terms (% who answered yes)</b>			Noise level 3.0
Security Deposit	20%	20%	Cab availability 3.6
First month rent upfront	60%	60%	Ease of finding parking 2.4
Last month rent upfront	20%	20%	Walking distance to campus 4.6
Co-signer	0%	0%	Walking distance to bus 4.6
Referral bonus	0%	0%	Walking distance to trolley 4.6
22-month lease option	0%	0%	Walking distance to grocery stores 4.0
Subletting allowed	0%	0%	Walking distance to bars 2.4
Utilities in rent	80%	80%	Walking distance to shopping 2.8
Cable in rent	60%	60%	Rent escalation in year 2 2.8
Internet in rent	80%	80%	Value for rent 3.0
			<b>Overall 2.4</b>
			# of Responses 5

### Student Comments

#### The Good

- Close to university, can go home for lunch, get changed before EIS, great for morning classes
- Very convenient because is close to school.

#### The Not So Good

- Far from night life in center city
- Is extremely old and filthy. Management is very poor (even though they try hard). Building elevators are on the verge of breaking down (I got stuck in it 2x). Furniture is old and breaking down, and even if you ask to replace there is none available)
- Thin walls, insects

#### Advice for Lease Negotiation

- There is no room for negotiation because is university housing. I pay too much considering what i get in terms of amenities, cleanliness and management.

#### Building Information

- Doorman. Meeting/common rooms
- Washer/dryer in building, carpeting, air conditioning, adjustable thermostat in apartment
- Furnished apartments available

#### The Bottom Line

Given their experiences, 50% of students said they would choose to live in the building again

# HOUSING INFORMATION

## THE ST. JAMES

200 West Washington Sq.  
Philadelphia, PA 19106  
215-574-8500

<http://www.thestjamesphiladelphia.com/>

Units:	Monthly Rental	% Chosen
Studio	N/A	N/A
One Bedroom	N/A	N/A
Two Bedroom	\$2401	100%
Three Bedroom	N/A	N/A

### Timing of Lease Signing

During (or shortly) after April WW	100%
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### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	0%
Last month rent upfront	0%
Co-signer	0%
Referral bonus	100%

### Student Ratings (out of 5):

Management	5.0
Amenities	5.0
Location	5.0
Value	4.0
Condition	5.0
Size	5.0
Responsiveness to problems	5.0
Ability to negotiate rent	5.0
View from apartment unit	5.0
Lighting quality	5.0
Safety	5.0
Noise level	5.0
Cab availability	5.0
Ease of finding parking	5.0
Walking distance to campus	2.0
Walking distance to trolley	5.0
Walking distance to bus	5.0
Walking distance to grocery stores	5.0
Walking distance to bars	5.0
Walking distance to shopping	5.0
Rent escalation in year 2	5.0
Value for rent	4.0
<b>Overall</b>	<b>5.0</b>
# of Responses	2.0

### Student Comments

#### The Good

- Beautiful building and area. Nice to have your own space, not always surrounded by Wharton people.
- The gym and pool are top notch. \* The doormen are fantastic. \* The building is located two blocks from the SEPTA Market Street line. \* The building is only a few years old. \* As the tallest residential tower in Philadelphia, the building has some great views.
- Everything. It is the best apartment building in the city and the newest. If you like a high-quality, new, and modern place, this will work for you. It is right on Washington Square so it is great for your dog. The apartment is in a more residential

#### The Not So Good

- Longer commute to school and most bars Wharton people go to.
- The building manager is tough to deal with and not well liked by the residents. \* Heating and air conditioning can be controlled in each apartment, but are part of a central system. Consequently (and oddly), a tenant is charged for this utility on a prorated basis. The cost of the total usage for the building is divided among all the units based on the size of each apartment. \* The cheapest parking spots are on the ninth floor and start at the listed prices on the website.

### Advice for Lease Negotiation

- We got three months free rent, with a 2 year contract, but not sure if they are still offering that.
- The building will do a twenty-two month lease and depending on demand at the time of signing you may be able to finagle one to two months free.

### Building Information

- Doorman, gym/fitness facility/swimming pool/conference room
- Washer/dryers in apartment, dishwasher, modern appliances, hardwood floors, carpeting, A/C, adjustable thermostat in apartment, patio/balcony
- On-site parking facilities
- Flexible leases
- Some pets allowed.

# HOUSING INFORMATION

- 24 hour security

## The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again

## THE STERLING

1815 John F Kennedy Blvd  
(215) 563-3401  
Center City

### Monthly Rental Rates:

Studio	\$1001 - \$1,200
One Bedroom	\$1, 400 -\$1,600
Two Bedroom	\$1,200 - \$2,400

### Timing of Lease Signing:

before AWW	8%
During(or shortly after)	31%
AWW	
May	23%
June	8%
July	23%
During pre-term	8%

### Lease Terms (% who answered yes)

Security Deposit	85.7%
First month rent upfront	50%
Last month rent upfront	7%
Co-signer	7%
Referral bonus	36%

### Student Ratings (out of 5):

Management	3.2
Amenities	3.7
Location	4.1
Value	4.6
Condition	3.6
Size	4.6
Responsiveness to problems	3.4
Ability to negotiate rent	2.5
View from apartment unit	3.3
Lighting quality	3.4
Safety	4.1
Noise level	3.7
Cab availability	4.4
Ease of finding parking	2.3
Walking distance to campus	2.9
Walking distance to trolley	4.6
Walking distance to bus	3.6
Walking distance to grocery stores	3.9
Walking distance to bars	4.1
Walking distance to shopping	3.6
Rent escalation in year 2	3.1
Value for rent	4.1
<b>Overall</b>	<b>4.0</b>
# of Responses	14.0

## Student Comments

### The Good

- The new management is very responsive and awesome. They do a lot of improvements to ensure that it is up to date. It also has a great view of the museum district.
- There is a big library where I do most of my learning team meetings. It's a great place to live.
- Friendly front desk/security staff. Leasing agent office is in the building. Fairly responsive staff for maintenance (quality of work is inconsistent). Recently changed A/C and windows.
- Best value for money among the popular Wharton places I've seen. The best deal in the building is a two bedroom - apartments are very large.
- Near the 30th street station (5-10 min walk) 3 min walk to suburban station. 5 min walk to Rittenhouse. Close to river running paths.
- Close to Trader's Joe (Super market), close to trolley station (good especially in Winter)
- It is huge! There is no better value for money. Service requests are satisfied very quickly. It is a quiet building, with a good mix of professionals, families, and students.

# HOUSING INFORMATION

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## **The Not So Good**

- Management is completely untrustworthy. If it's not in writing expect to get screwed later. Not flexible lease, management office is not very friendly. As an international, I had to give a deposit equal to one extra month.
- Apt is old. The washer dryer in my apt is noisy and does an ok job. The other appliances are also old. This depends on the apt you get. The service we got the 1st year was really bad. There is a good improvement now.
- The hot water system is really old, at least old enough that it breaks down pretty often. Very annoying when taking a shower on a cold morning.
- Terrible management who doesn't respond to major issues promptly. I have not had hot water 5 times in the past 6 months and no water at all (for full day) at least 4-5 times.
- Air conditioning is central and only turned on for 2-3 months. In the spring and fall our apartment is hot and stuffy; the A/C is shut off and the windows are blocked shut. Management is extremely slow to fix anything. The fitness center has had broken equipment for well over a year. Broken items in the apartment often go several weeks before getting fixed. Parking in the building is expensive and the valets have incurred \$3,000-\$5,000 of damage to my vehicle.
- My first year I had lots of problems at this place. Creatures, heating, etc. This year, it's been much approved. It's a bit far from Rittenhouse, especially walking at night, but it's close to the trolley which makes up for it.
- There is an office building in one of the sides, so I keep my bedroom window covered for privacy.
- Rodents and insects; thin walls.

## **Advice for Lease Negotiation**

- They offer 10 month leases for 2nd year students. Some 22 month leases offered. There is a slight hike in rent between 1st and 2nd years. Try to see if you can sign an extended lease or a 9 month lease. They are sometimes flexible about it.
- Negotiate the entire lease term and get any promises in writing. We were promised that an 8 month lease renewal would be no problem, but when we tried to renew management tacked on a \$150/month 'short term lease fee'. If they had disclosed this up front we would have done two 10 month leases instead of a 12+8 to avoid the fee.
- Book the building early as it sells out quickly.
- Negotiate as late as possible. Never believe the first rent offer that the management tells you!
- Negotiate a lower rent since the parking lot on Arch will be turn into a high rise building.

## **Building Information**

- Doorman, meeting/common rooms, gym/fitness facility, swimming Pool
- Washer/dryer in apartment, dishwasher (some), carpeting, modern appliances, A/C, adjustable thermostat in apartment
- Utilities (heat, hot water, electricity) included in rent
- Flexible leases (some), subletting allowed
- Carpeted floor
- On-site parking facilities
- Popular Wharton building, children-friendly, disabled-friendly
- Application process: application fee, first/last month rent (some), credit check (some)
- 22 month lease option
- 24 hour security

## **Bottom Line**

Given their experiences, 93% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE TOWN HOUSE

301 S. 19<sup>th</sup> Street  
 (215) 735-2874  
 Rittenhouse Management Company  
 Center City

### Monthly Rental Rates:

Studio	\$801 - \$1400
One Bedroom	N/A
Two Bedroom	N/A

### Timing of Lease Signing:

During(or shortly after) AWW	50%
May	50%

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	100%
Co-signer	0%
Referral bonus	0%

### Student Ratings (out of 5):

Management	3.0
Amenities	2.0
Location	5.0
Value	3.5
Condition	2.5
Size	4.0
Responsiveness to problems	3.0
Ability to negotiate rent	1.0
View from apartment unit	4.0
Lighting quality	4.0
Safety	4.0
Noise level	3.0
Cab availability	4.0
Ease of finding parking	1.5
Walking distance to campus	3.0
Walking distance to trolley	3.5
Walking distance to bus	5.0
Walking distance to grocery stores	5.0
Walking distance to bars	5.0
Walking distance to shopping	4.5
Rent escalation in year 2	3.5
Value for rent	3.5
<b>Overall</b>	<b>3.0</b>
# of Responses	2.0

### Student Comments

#### The Good

- Doormen are very friendly and helpful.
- Great Location (bus stop/bars/restaurants are just across the park). Huntsman is an easy bus ride, and very walkable on a nice day (~30 min walk). Not too huge of a building (no elevator issues, etc) Fairly big studios
- Location is perfect. The studios are huge and there is an alcove for a bedroom so you can have a large sitting/dining room without the bed being right there.
- Great lighting; nice doormen; responsive maintenance crew; awesome location (one block from Rittenhouse Square); apartments are quirky and charming; good mix of Wharton / non-Wharton students

#### The Not So Good

- Management is terrible, very old building / appliances / water
- No Dishwasher. Seems like there are repairs happening every other week, resulting in no hot water for parts of the day. Kitchen and Bathroom sinks don't drain very well (but others in the building don't seem to have this problem)
- Bathrooms and kitchens are not modern. No dishwasher. Washing machines and dryers are in basement. Doorman goes on frequent breaks.
- Doormen do a walk around the building every hour for 15 minutes; water gets turned off randomly as they fix piping problems
- Thin walls

### Advice for Lease Negotiation

- You may be able to negotiate down \$20-\$30
- They wouldn't really negotiate on anything. You can sign a 22 month lease, but they still increase your rent the second year by a small %
- Nothing. Each unit has different rents depending on renovation.

# HOUSING INFORMATION

- Subletting allowed

## Building Information

- Doorman
- Washer/dryer in building, hardwood floors, air conditioning
- Utilities (heat, hot water, electricity) included in rent
- Some pets allowed
- 22 month Lease option
- 24 hour security

## The Bottom Line

Given their experiences, students said they wouldn't choose to live in the building again

## THE VERSAILLES

1530 Locust Street  
 (215) 545-6008  
 Center City

### Monthly Rental Rates:

One Bedroom	\$1600 - \$1800
Two Bedroom	\$1200 - \$2200
Three Bedroom	\$2900

### Timing of Lease Signing:

Before AWW	20%
During (or shortly after) AWW	50%
May	30%

### Lease Terms (% who answered yes)

Security Deposit	90%
First month rent upfront	89%
Last month rent upfront	10%
Co-signer	0%
Referral bonus	10%

### Student Ratings (out of 5):

Management	3.2
Amenities	2.5
Location	4.5
Value	4.6
Condition	3.8
Size	4.9
Responsiveness to problems	3.0
Ability to negotiate rent	1.5
View from apartment unit	3.9
Lighting quality	3.9
Safety	4.4
Noise level	3.4
Cab availability	4.6
Ease of finding parking	1.7
Walking distance to campus	3.0
Walking distance to trolley	3.8
Walking distance to bus	4.8
Walking distance to grocery stores	4.1
Walking distance to bars	4.6
Walking distance to shopping	4.7
Rent escalation in year 2	3.5
Value for rent	4.6
<b>Overall</b>	<b>4.0</b>
# of Responses	10.0

## Student Comments

### The Good

- Nice pre-war building with character. Door staff is great and apartments are massive! Great value for money especially 3 bedrooms
- HUGE apartments, high ceiling, hardwood floors; washer/dryer hookup in each apt (although you would have to buy your own); doorman who accepts packages
- Nice, spacious apartments with hardwood floors and bay windows. Very friendly doormen and maintenance staff. Quiet building - noise rarely transmits through the walls
- Size of apartment; charming; nice doormen; location
- Great location. Very friendly support staff. Vintage apartment

# HOUSING INFORMATION

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## **The Not So Good**

- The lease process - the management lady is a dragon but don't let her scare you. Just stare her down and yell back
- Old; no washer/dryer in unit; maintenance is slow and lazy
- Only one elevator that is REALLY slow.
- Can be warm in winter time even when you turn the heat off entirely. Maintenance staff is a bit slow to do repairs but will come if you bug them a few times. Water from the tap tastes terrible!!
- Vintage=old and creaky - Appliances are not really the latest tools in the shed - Temperature controls can be a pain
- Rodents and insects; think walls.

## **Advice for Lease Negotiation**

- Not much room to negotiate. They have a lot of demand, so if you don't take it, someone else will.
- No luck here - they are pretty full so it's hard to negotiate.
- Will offer a 22 month lease, subletting available.

## **Building Information**

- Doorman on duty 24 hours a day, monitored intercom system, on-site maintenance and management
- Spacious closets, available cable television, hardwood floors, dishwasher
- Laundry facilities
- Dishwasher and microwave included in unit
- Utilities (heat, hot water, electricity) included in rent
- Subletting allowed

## **The Bottom Line**

Given their experiences, 90% of students said they would choose to live in the building again

# HOUSING INFORMATION

## VIDA APARTMENTS

235 South 15th St.  
Philadelphia, PA 19102  
(215)241-0200

### Monthly Rental Rates:

Studio	N/A
One Bedroom	\$1200-1400
Two Bedroom	\$1,865
Three Bedroom	N/A

### Timing of Lease Signing:

Before AWW	20%
During (or shortly after) AWW	50%
May	100%

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	100%
Co-signer	0%
Referral bonus	100%

### Student Ratings (out of 5):

Management	1.0
Amenities	3.0
Location	5.0
Value	3.0
Condition	3.0
Size	2.0
Responsiveness to problems	2.0
Ability to negotiate rent	2.0
View from apartment unit	1.0
Lighting quality	2.0
Safety	3.0
Noise level	3.0
Cab availability	5.0
Ease of finding parking	-
Walking distance to campus	1.0
Walking distance to trolley	4.0
Walking distance to bus	4.0
Walking distance to grocery stores	3.0
Walking distance to bars	5.0
Walking distance to shopping	5.0
Rent escalation in year 2	3.0
Value for rent	3.0
<b>Overall</b>	<b>2.0</b>
# of Responses	3.0

### Student Comments

#### The Good

- Hardwood floors, spacious, reasonable price
- Great value for the money--like a brownstone apartment but with a doorman. Right near 1500 locust but without the high rent
- Allows large dogs, cleaning and security staff are friendly

#### The Not So Good

- Dark because in the shadow of lots of other buildings. Incessant false fire alarms. Constant construction from neighboring buildings. Very noisy due to Fados.
- Philadelphia Management is evil. They lost an \$800 check that my bank confirms that was sent. Without telling me, they charged me \$800 in legal fees for the collection of this amount despite the fact that I instantly paid all fees and back rent the moment I found out (through my bank--when the check was returned uncashed) they had not deposited my first check.
- Philly management pretty unresponsive. No amenities. Not a lot of natural sunlight in my apartment. Tenants trash the elevator. Part-time doormen don't receive packages.

### Advice for Lease Negotiation

- Negotiate every penny

### Building Information

- Doorman
- Washer/dryers in building, dishwasher, modern appliances, hardwood floors, A/C, adjustable thermostat in apartment
- Some pets allowed
- 24 hour security

### The Bottom Line

Given their experiences, students said they wouldn't choose to live in the building again

# HOUSING INFORMATION

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## WALNUT PLAZA

2135 West Walnut Street  
Philadelphia, PA 19103

### Monthly Rental Rates:

Studio	N/A
One Bedroom	\$1,050
Two Bedroom	N/A
Three Bedroom	N/A

### Timing of Lease Signing:

August	100%
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### Student Ratings (out of 5):

Management	3.0
Amenities	3.0
Location	5.0
Value	4.0
Condition	4.0
Size	4.0
<b>Overall</b>	<b>4.0</b>
# of Responses	1

### Student Comments

#### The Good

- Good value, quiet building, good location. My apt was on the 9th floor and had a very nice view (since there is no building in front)

#### The Not So Good

- A/C and air heating are quite noisy (but was individual for my apt, so you can regulate/turn on/off). I wish ceiling was bit higher

### Advice for Lease Negotiation

- Mention that you (can) have a guaranteed full loan from UPenn, that you are a Wharton student, your previous employer/position (to build credibility)

### Building Information

- Washer/dryers in building, dishwasher, carpeting, A/C, adjustable thermostat in apartment

### The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again

# HOUSING INFORMATION

## THE WANAMAKER

2020 Walnut Street  
 (215) 568-4410  
<http://www.wanamakerhouse.com>  
 Center City

### Monthly Rental Rates:

Studio	\$1000-\$1500
One Bedroom	\$1400-\$1800
Two Bedroom	\$2400+

### Timing of Lease Signing:

Before AWW	24%
During (or after)AWW	41%
May	18%
July	14%

### Lease Terms (% who answered yes)

Security Deposit	87.5%
First month rent upfront	92%
Last month rent upfront	71%
Co-signer	4%
Referral bonus	0%

### Student Ratings (out of 5):

Management	4.2
Amenities	3.9
Location	4.8
Value	4.1
Condition	4.0
Size	4.2
Responsiveness to problems	4.4
Ability to negotiate rent	2.2
View from apartment unit	4.2
Lighting quality	3.6
Safety	4.7
Noise level	3.9
Cab availability	3.8
Ease of finding parking	1.5
Walking distance to campus	3.7
Walking distance to trolley	3.3
Walking distance to bus	4.9
Walking distance to grocery stores	3.8
Walking distance to bars	4.7
Walking distance to shopping	4.3
Rent escalation in year 2	3.7
Value for rent	4.0
<b>Overall</b>	<b>4.3</b>
# of Responses	4.3

### Student Comments

#### The Good

- Best location to get to school in the morning, the bus is right there, and there are always students to share a cab with. Very close to all the Wharton bars. I am really happy about the location.
- Great location, has a gym and pool (though pool is only open in the summer), friendly doormen, clean, safe, quick response time to repair requests, can walk to campus in about 20-25 min.
- Fantastic staff - the doormen are the biggest lifesavers you'll encounter at Wharton. Most rooms are very modern by Philly standards (but note that these are condos so the quality varies a LOT from apt to apt - be sure to check yours out before signing a lease, or ask for photos). Floors 15+ have awesome, awesome views of downtown Philly. Floor to ceiling windows. Recommend a high floor if you can get one. Wouldn't live anywhere else.
- I love the location. It's just a few blocks off of Rittenhouse Square. It's easy to get cab going down Walnut, which makes it easy to get to school. The building is clean and safe. The doormen are so nice. The pool on the rooftop is a plus. The building
- great location, great value for money
- The management, maintenance, and doormen are extraordinarily friendly and helpful. responsive to maintenance requests

#### The Not So Good

- Because of the large bay windows, A/C and heat is not efficient in most apartments; therefore be prepared for a big electricity bill for A/C and heat, hot water. Water pressure is weak in most apartments.
- Only 2 bedrooms+ have washers and dryers in the unit. Costs to use washer/dryer in building a little high.
- These are condos, so the quality of the rooms varies a LOT. Try to do a tour or at least ask for photos. I absolutely loved my studio and nearly all of the other Wharton students I know in the building love their apartments too. But I do know of at least one student who was unhappy with his room condition and didn't have the chance to look at the studio before signing a lease.

# HOUSING INFORMATION

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- Thin walls.
- Expensive parking, no guest parking, high rent, noisy at times
- The elevators tend to break down a lot--there is always at least one working, but sometimes in the morning, getting down from the 27th floor can take a good 5 minutes just to get in one
- Move in was a pain. People in the management office are not friendly. Use of hospitality room costs money
- Gym needs to get new/more equipment

## Advice for Lease Negotiation

- In this building it is typically individual owners renting out apartments. I got my apartment through Craigslist and avoided paying a brokers fee. I was also able to negotiate a 22 month lease with sublet rights. It is important that you negotiate summer sublet rights upfront in most cases. Building 'discourages' this, however it is widely done and the building is aware of it (i.e. it's perfectly legal)
- They are not very flexible if you go through Allan Domb. I was able to get a 23 month lease, but I think it is best to try and do things with the individual apartment owner and not work through Allan Domb
- Most students recommend searching for a room available outside of Allen Domb. I went with Allen Domb and thought they were fairly easy to deal with - there is no room for negotiation on any financial terms but I was able to get the perfect timeframe. Check Craigslist for Wanamaker listings, then contact Allan Domb.
- 1. Ask for new carpet, 2. Sign for 22 months
- Subletting allowed.
- Start looking early. The prices range considerably as do the conditions of the units. Some have been refurbished

## Building Information

- Doorman, meeting/common rooms, gym/fitness facility, swimming Pool
- Washer/dryer in some apartments, washer/dryer in building (and in some units), dishwasher, modern appliances, air conditioning, adjustable thermostat in apartment, carpeting
- On-site parking facilities
- Popular Wharton building
- Some pets allowed
- Children-friendly
- Disabled-friendly
- Some utilities included in rent
- 24 hour security
- Thin walls
- 22 month lease option
- Subletting allowed
- Electricity, heat , hot water included in rent
- Cable included in rent

## The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## WAVERLY COURT

412 S. 13<sup>th</sup> Street  
(866) 420-5166  
Washington Square West

### Monthly Rental Rates:

One Bedroom	\$800-1
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### Timing of Lease Signing:

During (or shortly after AWW)	100%
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### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	100%
Co-signer	0%
Referral bonus	0%

### Student Ratings (out of 5):

Management	2.0
Amenities	2.0
Location	4.0
Value	5.0
Condition	3.0
Size	2.0
<b>Overall</b>	<b>3.0</b>
# of Responses	1

### Student Comments

#### The Good

- Very good apartment views, low noise.
- Close to bars, shopping, grocery stores.
- Quiet Nice courtyard with secure bike racks

#### The Not So Good

- Far from campus, far from trolley, thin walls.
- Horrible management

### Advice for Lease Negotiation

- They offer a 22-month lease for Wharton students.

### Building Information

- Laundry in building,
- A/C, dishwasher, microwave in unit
- hardwood floors
- Cats allowed
- Thin walls
- subletting allowed

### Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again.

# HOUSING INFORMATION

## THE WELLINGTON

135 South 19th St.  
Philadelphia, PA 19103  
(215) 567-7810

### Monthly Rental Rates:

Studio	\$800 - \$1200
One Bedroom	\$1600-1799
Two Bedroom	\$1800- \$2000
Three Bedroom	N/A

### Timing of Lease Signing:

Before AWW	60%
During (or after)AWW	20%
May	20%

### Lease Terms (% who answered yes)

Security Deposit	100%
First month rent upfront	100%
Last month rent upfront	0%
Co-signer	0%
Referral bonus	0%

### Student Ratings (out of 5):

Management	4.6
Amenities	3.4
Location	5.0
Value	4.6
Condition	4.8
Size	3.4
Responsiveness to problems	4.4
Ability to negotiate rent	2.6
View from apartment unit	3.0
Lighting quality	3.2
Safety	4.2
Noise level	4.0
Cab availability	4.4
Ease of finding parking	3.4
Walking distance to campus	3.6
Walking distance to trolley	3.8
Walking distance to bus	4.8
Walking distance to grocery stores	3.8
Walking distance to bars	4.8
Walking distance to shopping	4.8
Rent escalation in year 2	5.0
Value for rent	4.6
<b>Overall</b>	<b>4.6</b>
# of Responses	4.6

### Student Comments

#### The Good

- Building is in very good shape, location can't be better, public areas are in very good shape, maintenance is responsive, management is efficient
- It's quiet. Most of the folks who live here are working professionals, families, or retirees. There are not many Wharton students in the building (which means it doesn't feel like a dorm). Location is great (right around the corner from the bus stop) and the doormen are very friendly. Also very responsive to maintenance requests.
- The building is located right on the corner of 19th and Walnut St. - a prime spot in Center City. This is adjacent to the bus stop and all shopping in downtown. Moreover, this is the closest you will get to Rittenhouse Square without paying an arm and leg for it.
- Great value, friendly staff. Pretty flexible about things like subletting or getting out of lease early. Convenient to Rittenhouse.
- Quaint building with modern utilities, well-maintained. The building owner lives in the building and is very hands-on. The apartment layout is very is a very open space, unlike some other brownstones, which can be claustrophobic. Great location

#### The Not So Good

- The one bedroom apartment is medium in size, no washer/dryer in apt.
- Lack of amenities: gym.
- If you don't have carpet when you move in, you're responsible for getting it carpeted (including paying for it). And you pretty much have to get it carpeted. The noise of Walnut can carry up if you're facing the street, and Mansion is open until 3am on weekends, so you can hear that crowd. The building manager requires a little warming up to. Not a lot of counter space in the kitchen.

# HOUSING INFORMATION

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- 3 long flights of stairs. Historic windows do not provide the best sound-proofing or insulation.
- Walls are thin.

## Advice for Lease Negotiation

- Sign a 2 year lease, but after the 1st year you can end your lease with 3 months advanced notice. Ask to put that term into the lease.
- They didn't really negotiate a lease. I couldn't talk the rent down much, and you don't get any slack if you sign a two-year lease. You also can't do the ten month or 22 month thing. However, if you can find someone to rent your apartment before your lease expires, you can get out of your lease.
- They usually ask for 2 year leases for incoming students.
- I was able to negotiate a dishwasher being added, but did not try to negotiate on rent because I already thought it was a great deal.

## Building Information

- Doorman/ 24 hour security
- Washer/dryers in building, dishwasher, modern appliances, carpeting, A/C, adjustable thermostat in apartment
- Flexible leases
- Some pets allowed
- Children friendly
- Some floors are carpeted
- Electricity, heat, hot water included in rent

## The Bottom Line

Given their experiences, 100% of students said they would choose to live in the building again

# HOUSING INFORMATION

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## HOUSE IN SUBURBS FOR RENT

### Family Housing, Havertown, PA

- 3 BR 1.5 BA house in a green, clean and quiet neighborhood west of Philadelphia.
- It is perfect for a family with small kids.
- There is a great elementary school, several pre-schools and playgrounds within walking distance.
- Convenient public transportation to Wharton.
- We have stayed at the place for almost two years and love it!
- Looking to pass it on to another Wharton family.
- Possibly with furniture.
- Rent \$1,950 per month with a 22 month lease starting mid July.
- You can drop by to view the place during the Welcome Weekend.
- Please contact Vladimir Kravtchenko at [kravtche@wharton.upenn.edu](mailto:kravtche@wharton.upenn.edu) or [\(215\) 494-6286](tel:2154946286) for details.

## 110 W. Montgomery Ave, Ardmore, PA

110W, Montgomery ave, Ardmore, PA

### Student Comments

- Overall rating = 5
- Number of responses = 1
- More than 2 bed rooms - \$2200- &2400
- Signed the lease in june

### **The Good**

- New construction 2. Amazing value for the money (granite countertops, Jacuzzi tub in master bedroom, 2-car garage, etc) 3. Location (close to shopping, restaurants, parks)
- This place is perfect for a family looking for a kid-friendly area with great schools, shopping close by (within walking distance), and very easy access to campus

### **The Not So Good**

- No comments from students

### Advice for Lease Negotiation

- Always try it. We got \$400/month knocked off our rent..

### Building Information

- A/C, dishwasher, microwave & Laundry in unit
- Hard wood floors, carpeted floors and balcony
- Electricity, heat, hot water included in rent
- Subletting is allowed

# HOUSING INFORMATION

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## HOUSE IN CENTER CITY FOR RENT

102 Governor's Court, Naval Square, Center City ([www.102Governors.com](http://www.102Governors.com))

- 3 BR, 2.5 BA
- 1-car garage w/ 200 sq. ft storage area
- 2006 Toll Brothers new construction
- 1,850 sq. ft. brick rowhouse in 24-hr guard-gated community on 20-acre National Historic Landmark in park-like setting, next to model, facing 200+ yards of grass w/ century-old trees
- 9+ ft ceilings, hardwood floors downstairs, berber carpet upstairs, custom paint throughout, granite countertops in kitchen and master bath, 42 in. Yorktowne full overlay kitchen cabinets, stainless steel Viking Professional appliances including 36 in. fridge, 4-burner gas range + oven, 6-mode Viking Professional dishwasher, tumbled stone backsplash, master has 6-jet Jacuzzi tub, dual vanity w/ granite counters and Kohler undermount sinks, walk-in closet
- 3 blocks to Filter Square, 10 blocks to Rittenhouse Square, 10 blocks to Penn Campus, 1 block to grocery store and great restaurants
- Community fitness center, concierge, 4 in. crown molding, GE Alegro alarm system, full size GE washer + dryer package included
- Walk/bike to PENN Campus; or FREE shuttle to PENN Campus and throughout Center City
- Flexible lease start date
- \$2,990 / month
- Contact Jordan Tate at [mtate@wharton.upenn.edu](mailto:mtate@wharton.upenn.edu) or (602) 615-3079

## BROWNSTONES

The following reviews are only a sample of the brownstones where multiple Wharton students live. Due to the low number of responses, only student comments are included.

### 2213 WALNUT STREET

2213 Walnut Street  
*Center City*

#### Student Comments

- Overall rating = 2
- Number of responses = 1
- Signed the lease in May.
- Unbeatable location.
- Absentee landlord. Unresponsiveness to any written communication that was not a rent check.
- Brownstones can be good value/\$, but the willingness of the management company or landlord to repair and maintain will ultimately shape your experience.

#### Advice for Lease Negotiation

- Offer less, but be willing to walk away. Remember, a graduate student is a very attractive customer. Treated well, they are a 2+ year tenant that pays regularly and reliably.

#### Building Information

- Washer/dryer in building
- Hardwood floors
- Application process: first/last month paid in advance

# HOUSING INFORMATION

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## 2216 LOMBARD STREET

2216 Lombard Street  
*Center City*

### Student Comments

- Overall rating = 4.5
- Number of responses = 2
- Signed the lease in July.
- Huge apt with incredible location. Filter Square area is the most underappreciated residential area for Wharton students. Anyone who lives here loves it.
- Management company is responsive after a quite a few outreaches
- look into getting a bike! It makes getting around Philadelphia so easy!

### Advice for Lease Negotiation

- No negotiations possible... tried hard.
- negotiate for full time if you can, and you are sure you want to stay there

### Building Information

- Washer/dryer in apartment
- Flexible lease. 22 month lease option
- Hardwood floors, carpeting, dishwasher, modern appliances, A/C, adjustable thermostat in apartment (temperature control)
- Patio/balcony
- Application process: application fee, first and/or last month paid in advance, credit check
- Subletting allowed

## 2320 LOMBARD STREET

2320 Lombard Street  
*Center City*

### Contact Information

Jeff Marrazzo

Email: [jeffrey.marrazzo.wg08@wharton.upenn.edu](mailto:jeffrey.marrazzo.wg08@wharton.upenn.edu)

cell: (917) 838-2071

### Building Information

- Brand new 1.5 bedroom apartment. First floor of two story brownstone within steps of Tastebuds Market, Filter's Square, Dmitri's Restaurant. Penn Transit bus drops you off 100 feet from the apartment. Landlord lives on the second floor with his wife and is very flexible about lease terms.
- Rent: \$1800 per month but likely negotiable.

## 725 S. 17<sup>th</sup> Street

725 S. 17th Street  
*Center City*

### Contact Information

Alex Valle

Email: [alexander.valle.wg08@wharton.upenn.edu](mailto:alexander.valle.wg08@wharton.upenn.edu)

Cell: (714) 396-9832

# HOUSING INFORMATION

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## Student Comments

- Great spacious place with awesome deck and bbq. Incredible for social gatherings and learning team meetings. Off the beaten path so you don't see your classmates every ten minutes, but a short walk from the center of Rittenhouse. Great neighborhood feel with some phenomenal restaurants, shops, and bars and very local feel. Recommended for anyone trying to escape the high-rise life. 25 min. walk to campus down South St.
- Unit B is a beautiful, wood floor 3 level brownstone with open high ceilings on the 3rd floor and an outdoor roofdeck. I have lived there for the past two years and really like the local cheap eats and nice neighborhood BYOBs. I like the access to the 40 bus line. The location is close to most residential towers east of Rittenhouse.

## Building Information

- 3 bed/2-bath brownstone
- 1,400 square feet w/ huge living room
- COMPLETELY FURNISHED with 50" HD TV, leather couch, etc... move in/out with no hassle!!!
- Large deck with city view and brand new barbeque grill
- Remodeled in 2006 w/ dark hardwood floors, granite countertops and modern appliances
- 10-minute walk to Rittenhouse Square
- Washer/dryer in-unit
- Application process: First & last month's rent (easy process, Wharton alum is owner)
- Rent: \$2,800/month plus utilities

## **2012 WALNUT STREET**

2012 Walnut Street  
*Center City*

## Student Comments

- Overall rating = 5
- Number of responses = 1
- Signed the lease in June/July
- 2 Bedroom - \$1250

## **The Good**

- Very convenient location
- Lots of space for low rent (2BR for price of 1)
- Dishwasher, washer/dryer in apartment
- Heat, water included
- Packages can be delivered to management office (2 blocks away)

## **The Not So Good**

- No gym or fancy amenities.
- Old building and old appliances, Small fridge/cabinets
- Not much light
- Electricity not included
- No parking available

## Advice for Lease Negotiation

- No referral bonus offered
- No broker required

## Building Information

- Hardwood floors
- Washer/dryer in the apartment
- Patio/balcony
- Dishwasher
- Application process: first and last month rent, security deposit

# HOUSING INFORMATION

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## METROCLUB - MID RISE

201 North 8th Street  
*Center City*

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in July

### **The Good**

- Building was built in 1976, rebuild (not renovated) in 2005. Pool + hot tub + grill area. Nice neighbors. Evening parties near the pool in summer. 4 minutes walk to 8th station. 35 minutes to Wharton (door-to-door)

### **The Not So Good**

- We were flooded once

### Building Information

- Doorman
- Gym/fitness facility, swimming pool, washer/dryer in apartment, hardwood floors, carpeting, modern appliances, dishwasher, A/C, adjustable thermostat in apartment (temperature control)
- On-site parking facilities, some pets allowed, children-friendly, disabled-friendly, other: grill area
- Application process: first/last month rent, used a broker

# HOUSING INFORMATION

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## 268 SOUTH VAN PELT STREET

268 South Van Pelt Street  
Center City

### Student Comments

- Overall rating = 5
- Number of responses = 1
- Signed the lease in July
- Independence, location, amazing space and unique character
- Apartment is Oldr and has "character"
- It's important to spend time looking for a place that you would like to live. My experience with three brokers was terrible and I ended up not using one. The brokers don't care about you or your needs and will show you random places that are different than what you really wanted. Above all, be patient! Good things will come on the market and don't let brokers pressure you

### Advice for Lease Negotiation

- For Brownstones, ensure that you are not going into a slumlord's building. These are terrible situations and difficult to leave. Talk to other tenants first and get all guarantees in writing

### Building Information

- Washer/dryer in apartment, hardwood floors, carpeting, modern appliances, A/C, dishwasher, patio/balcony, adjustable thermostat in apartment (temperature control)
- Flexible leases
- Onsite parking facilities
- Private entrance
- Large storage capabilities
- Application process: first/last month rent paid in advance
- There's a referral bonus

## MILESTONE - MID RISE

1327 Spruce Street  
Center City

### Student Comments

- Overall rating = 3
- Number of responses = 1
- Signed the lease in June

### The Good

- Across the street from the Kimmel Center. Grocery store and dry cleaning across the street. 7-10 min walk to Rittenhouse Square. Everything except electric included (negotiable)

### The Not So Good

- Very slow maintenance for non-urgent repairs. General maintenance of common areas could be better. Very strong heating during winter (had to open windows). 10-12 min walk to City Hall trolley station. The heating system outside the building sometimes produces a smell of natural gas. Sunlight is not bright during the day unless you live on top floors (there is another building quite close to Milestone). If quality of life is more important than getting a bargain for living in CC, then don't rent here

### Advice for Lease Negotiation

- Don't pay more than 800 per month for a fully equipped studio with all utilities included (except electricity). Get them to commit on paper to repaint the walls and change the carpeting

### Building Information

- Washer/dryer in apartment, carpeting, Modern appliances, dishwasher, A/C
- Application process: application fee, first/last month rent, security deposit (1 month rent)

# HOUSING INFORMATION

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## 4600 SPRUCE STREET

4600 Spruce Street  
Sherman Properties  
West Philly

### Student Comments

- Overall rating = 3
- Number of responses = 1
- Signed the lease in June
- With exception of the elevator, this building is children-friendly. It is also close to Clark Park and tennis courts.
- Location: near Clark Park, tennis courts, restaurants, cafes; walking distance from campus. Septa Bus stops at building. Within Penn shuttle area
- Atmosphere: Very residential. Majority student area does not have pretentious feel. Reasonable light
- Heat is included
- Biggest complaint: Given the amount of rent the residents pay, the management company does not maintain the building well. It is difficult to get maintenance requests fulfilled. No air conditioning. You must supply your own unit
- Good value for the money (as compared to Center City). I would not choose to live in the building only because of poor maintenance. If management would invest slightly more time and money in this area, I would choose this building again. That said, I would definitely choose to stay in this area. I looked at apartments in Center City, the Art Museum area and University City before I chose to live here. The management company is affiliated with Penn and its mission is to improve multifamily housing in University City. Based on the way this building is neglected, it almost seems as if the company is using rent from this property to fund other projects

### Advice for Lease Negotiation

- Try to find out what neighbors are paying first

### Building Information

- Washer/dryer in building, hardwood floors, adjustable thermostat in apartment (temperature control)
- All pets allowed
- Children friendly
- Application process: application fee, first/last month rent

## 4701 CEDAR AVENUE

4701 Cedar Avenue  
University City (Off Campus)/ West Philly

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in May, rent \$600-\$799
- Very inexpensive, modern appliances compared to many others in the area, 1 block from trolley to school/center city, good local restaurants, friendly neighbors, very spacious apartment
- Fewer Wharton students living in West Philly (although there are some), you have to be aware of how/where the neighborhood changes (although safety has never been a problem for me)

### Advice for Lease Negotiation

- I was able to negotiate a \$25/month decrease in rent since we have to pay utilities
- Subletting allowed

### Building Information

- Washer/dryer in building, carpeting, modern appliances, A/C, adjustable thermostat in apartment (temperature control)
- Some pets allowed
- Application process: application fee, first/last month rent, credit check, security deposit

# HOUSING INFORMATION

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## 4730 PINE STREET

4730 Pine Street  
*University City (Off Campus)/ West Philly*

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in June, advice is to sign during welcome weekend
- 2 bedroom rent \$1000-\$1199
- Loves West Philly

### **The Good**

- Location, comfort, spacious, and very well priced.

### **The Not So Good**

- Would be nice to have central air, but it's a small price to pay, and window units were fine in summer

### Advice for Lease Negotiation

- I was able to negotiate a \$25/month decrease in rent since we have to pay utilities

### Building Information

- Washer/dryer in building, hardwood floors, dishwasher
- All pets allowed
- Children-friendly
- Application process: first/last month rent, credit check

## 17th and Lombard

17th and Lombard  
*Center City*

### Student Comments

- Overall rating = 5
- Number of responses = 1
- Signed the lease in April/May
- 1 Bedroom - \$1175

### **The Good**

- Huge windows!

### **The Not So Good**

- Erica isn't the best building manager and is difficult to get a hold of when she is needed. Generally the building is kept quite nice and maintained well.

### Advice for Lease Negotiation

- No Broker required
- No referral bonus

### Building Information

- Washer/dryer in building
- Flexible leases
- Hardwood floors
- Dishwasher
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Application process: first month rent, last month rent

# HOUSING INFORMATION

## 2107 Spruce St

2107 Spruce St  
Center City

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in June, advice is to sign in May
- 1 Bedroom - \$1400-\$1599

### **The Good**

- Landlord is excellent; newly remodeled

### **The Not So Good**

- Small apartments except for more expensive bottom-floor apartment

### Advice for Lease Negotiation

- No referral fee required
- No broker required

### Building Information

- Washer/dryer in building, flexible Leases
- Hardwood floors, dishwasher
- Modern appliances, air conditioning
- Some pets allowed
- Utilities (heat, hot water, electricity) included in rent
- Application process: application fee, first month rent, last month rent, credit check

## 1806 Spruce Brownstone

1806 Spruce Brownstone, 1BR + den  
Center City

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in June/July
- 1 Bedroom - \$1275

### **The Good**

- Great location and size and neighbors...

### **The Not So Good**

- It's old...my apartment needs a new paint job, but I've been here for nearly 2 years.

### Advice for Lease Negotiation

- Be firm. Tell them you want to move in on Aug. 1 or July 15th. You may have to wait until June to find an apartment, but don't be fooled into thinking things get secured in full before the summer. I had popular apartments calling me in September asking if I was still looking! Also, with a brownstone, you get more character and size, but less amenities and more hassle depending on the landlord. Herman Realty has been very good re: responsiveness, etc...and their mgmt office is right near Penn's campus at 41st and Locust.
- Referral bonus offered
- No Broker required.

### Building Information

- Washer/dryer in building, flexible leases
- Hardwood floors
- Dishwasher, modern appliances
- Adjustable thermostat in apartment (temperature control)
- Some pets allowed, children-friendly
- Other: Building with about 6 apartments. Currently 3 MBA apartments and 1 Med School apt
- Application process: application fee, first month rent, last month rent, credit check, security deposit

# HOUSING INFORMATION

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## 2045 Spruce St.

2045 Spruce St.  
Center City

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in June/July
- 1 Bedroom - \$925

### **The Good**

- Location, price, unique layout

### **The Not So Good**

- Unresponsive management, old appliances, generally outdated building

### Advice for Lease Negotiation

- No referral bonus
- Broker required

### Building Information

- Washer/dryer in building
- Flexible leases
- Hardwood floors
- Application process: first month rent, credit check

## 2001 Delancey Place #3R

2001 Delancey Place #3R  
Center City

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in April/May
- 1 Bedroom - \$1400

### **The Good**

- Great location

### **The Not So Good**

- Herman Realty Group have treated various students quite unfairly - approach with caution

### Advice for Lease Negotiation

- Referral bonus offered
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- On-site parking facilities
- Some pets allowed
- Application process: application fee, first month rent, credit check

# HOUSING INFORMATION

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## 2037 Delancey Pl

2037 Delancey Pl  
Center City

### Student Comments

- Overall rating = 4
- Number of responses = 1
- Signed the lease in August/November
- Studio - \$785

### **The Good**

- Great block. Lots of light. Character

### **The Not So Good**

- Old. No storage space. Very small kitchen

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in building
- Flexible leases
- Hardwood floors
- Adjustable thermostat in apartment (temperature control)
- Some pets allowed
- Children-friendly
- Application process: application fee, first month rent, credit check

## 1720 Chestnut Street

1720 Chestnut Street  
Center City

### Student Comments

- Overall rating = 5
- Number of responses = 1
- 3 Bedroom - \$2700

### **The Good**

- HUGE with beautiful floors

### **The Not So Good**

- Lots of stairs and street noise can be distracting

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Children-friendly
- I'm pretty confident that this is the nicest apartment lived in by a Wharton student...
- Application process: application fee, first month rent, last month rent, credit check
- Signed the lease in June/July

# HOUSING INFORMATION

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## 2000 Spruce St.

2000 Spruce St.  
*Center City*

### Student Comments

#### The Good

- It's a really affordable brownstone. Has a lot more character than a big doorman building

#### The Not So Good

- It's old and there are mice!

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in building
- Hardwood floors
- All pets allowed
- Application process: 1.5 month rent, credit check

## 1727 Spruce St.

1727 Spruce St.  
*Center City*

### Student Comments

#### The Good

- Building is in great condition. Apartment was renovated last year before we moved in and has great charm. Washer/dryer in the apartment. Excellent location next to Rittenhouse Market (overpriced but convenient grocery store). Management is surprisingly responsive to maintenance requests. Most requests are serviced the same day. Large, locked storage area in basement for keeping stuff.

#### The Not So Good

- There are mice in the building. We've caught some, but they keep showing up. Management is very responsive to requests for the exterminator, but the exterminator only does so much.

### Advice for Lease Negotiation

- Advice is to sign in May
- Herman Realty is fine with changing some terms of the lease, but they are sticklers for the monthly rent and the increase if you renew.
- Very tough to extract any concessions
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Washer/dryer in building
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Pets allowed
- Adjustable thermostat in apartment (temperature control)
- Application process: application fee, first month rent, last month rent, credit check
- 2 bedroom rent is \$2200+

# HOUSING INFORMATION

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## 1832 Pine Street

1832 Pine Street  
Center City

### Student Comments

#### The Good

- Spacious

#### The Not So Good

- Slow management responsiveness. No ability to remotely unlock the front doors of the building.

### Advice for Lease Negotiation

- Negotiate a two-year lease. We were able to lease our place from July 1, 2005 - May 15, 2007
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in building
- Hardwood floors
- Carpeting
- Dishwasher
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Patio/balcony
- Some pets allowed
- Children-friendly
- Application process: last month rent

## 105 S. 21st Street

105 S. 21st Street  
Center City

### Student Comments

#### The Good

- Proximity to school, center city - Lots of room - A/C - water included - new appliances - back apartments are insulated from street noise - only 7 apartments in building - safe area - close to transit

#### The Not So Good

- Little closet space - bathroom needs updating, repair - walls need resurfacing - some sockets don't work - management unresponsive - no doorman or package receiver - no level surfaces in apartment - leaky window sills

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Hardwood floors
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- All pets allowed
- Application process: application fee, first month rent, last month rent

### Bottom Line

- Given their experiences, the student said he/she would not choose to live in the building again

# HOUSING INFORMATION

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## 2131 Locust St

2131 Locust St  
Center City

### Student Comments

#### The Good

- Tons of space, great light/big bay windows, modern appliances, central air, fireplace, good amount of storage space, friendly neighbors, bike rack in basement

#### The Not So Good

- Washing machine in basement takes long time

### Advice for Lease Negotiation

- No referral bonus
- No broker required.

### Building Information

- Washer/dryer in building, hardwood floors, dishwasher, modern appliances, air conditioning, adjustable thermostat in apartment (temperature control)
- Flexible leases
- Popular Wharton building
- All pets allowed
- Children-friendly
- Application process: application fee, first month rent

## 1722 Pine

1722 Pine Street  
Center City

### Student Comments

#### The Good

- High ceilings. Great location. Lots of storage

#### The Not So Good

- No porch

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- Air Conditioning
- Adjustable thermostat in apartment (temperature control)
- Some pets allowed
- Children-friendly
- Application process: first month rent, last month rent

# HOUSING INFORMATION

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## 101 South 21st St

101 South 21st St -across from Cafe Havana  
*Center City*

### Student Comments

#### The Good

- Great price, good location, washer dryer, dish washer, high ceilings, plenty of storage

#### The Not So Good

- Old, dirty hallways, entrance etc... somewhat noisy on weekend nights

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Flexible leases
- Dishwasher
- All pets allowed
- Application process: first month rent, last month rent, deposit

### Bottom Line

- Given their experiences, 100% of students said they would choose to live in the building again

## 1631 Spruce

1631 Spruce  
*Center City*

### Advice for Lease Negotiation

- If you like the place, ask for a two year, it'll give you leverage
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Application process: first month rent, last month rent

### Bottom Line

- Given their experiences, 100% of students said they would choose to live in the building again

# HOUSING INFORMATION

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## 1815 Spruce Street

1815 Spruce Street  
*Center City*

### Student Comments

#### The Good

- Great location right around the corner from Rittenhouse. Nice deck for BBQs!

#### The Not So Good

- Mice, surly landlord

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Washer/dryer in building
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Patio/balcony
- Application process: application fee, first month rent, credit check

### Bottom Line

- Given their experiences, 100% of students said they would choose to live in the building again

## 1534 Pine St.

1534 Pine St.  
*Center City*

### Student Comments

#### The Good

- House is beautiful
- This is almost a house... we turned the place into a 4 bedroom apartment with someone living in the large basement and another person in the office room (both very large). The place is amazing

#### The Not So Good

- People can complain about noise

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Patio/balcony
- On-site parking facilities
- Children-friendly
- Jacuzzi
- Application process: first month rent, last month rent

# HOUSING INFORMATION

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## 1830 Spruce St.

1830 Spruce St.  
*Center City*

### Student Comments

#### **The Good**

- Big and fairly new for a brownstone

#### **The Not So Good**

- Garbage gets picked up every morning at 4 that is correct EVERY morning due to large apt. building near by. Heat is unpredictable

### Advice for Lease Negotiation

- Wait as long as possible
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- Some pets allowed
- Application process: application fee, first month rent, last month rent, credit check

## 1732 Spruce St.

1732 Spruce St.  
*Center City*

### Student Comments

#### **The Good**

- Huge - 2.5 bathrooms for 2 people - first floor - 2 floors - great location across street from Rittenhouse market
- Great value in terms of space, although units vary. Very convenient location

#### **The Not So Good**

- Mice - No doorman, so packages can't be delivered - high heat bill
- Management is inattentive, dirty common space, mice

### Advice for Lease Negotiation

- Signed a 22-month lease at fixed rent
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Flexible leases
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Some pets allowed
- High ceilings
- Application process: application fee, first month rent, last month rent, credit check

# HOUSING INFORMATION

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## 1312 Spruce

1312 Spruce - above the restaurant Vetri  
(one of three units in building)  
*Center City*

### Student Comments

#### The Good

- Live above a high end restaurant: no one knows this is an apartment building; I know the restaurant people as well - more secure than a typical brownstone - modern kitchen - wonderful light, high ceilings, south-facing bay window

#### The Not So Good

- No W/D in building - not enough storage space

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- High ceilings and great light
- Application process: first month rent, credit check

## 2116 Walnut Street

2116 Walnut Street, Apt 4F  
*Center City*

### Student Comments

#### The Good

- Excellent location, good price, good space

#### The Not So Good

- Management Company is adequate but not very responsive

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in building
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Application process: application fee, first month rent, last month rent, credit check

# HOUSING INFORMATION

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## 1926 Rodman St.

1926 Rodman St. Apt C  
Center City

### Student Comments

#### The Good

- N/A

#### The Not So Good

- Few Wharton students nearby

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Flexible leases
- Carpeting
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- On-site parking facilities
- Application process: first month rent, last month rent

## 2020 Spruce St.

2020 Spruce St.  
Center City

### Student Comments

#### The Good

- It's spacious, beautiful and is great for parties.

#### The Not So Good

- The management company is difficult to deal with.

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- Adjustable thermostat in apartment (temperature control)
- Application process: application fee, first month rent, last month rent, credit check

# HOUSING INFORMATION

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## 1836 Fitzwater Street

1836 Fitzwater Street  
Center City

### Student Comments

#### The Good

- Great value

#### The Not So Good

- Bars on the window

### Advice for Lease Negotiation

- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Carpeting
- Dishwasher
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Children-friendly
- Application process: first month rent

## 1828 Pine

1828 Pine  
Center City

### Student Comments

#### The Good

- Great location - 2 blocks from Rittenhouse Square. Brand new kitchen, if not exactly luxurious. Hardwood floors new in most of apartments Large size good tenants - predominantly (exclusively?) Penn students (non-Wharton).

#### The Not So Good

- Noisy bedroom (heating duct just outside). Kitchen opens onto living area with no separation. Paint job is poor, some flooring is poor in bedroom. Maintenance of public areas is mediocre. Not bad, but not great.

### Advice for Lease Negotiation

- My building was under Philadelphia Management when I signed the lease, and they refused to budge on anything. I also found them to be condescending, manipulative, non-committal and demeaning through the lease signing process. My current landlord, Pine Spruce Associates, is respectful and cordial, if less formal and professional. I have, however, never negotiated with them.
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in building
- Hardwood floors
- Dishwasher
- Adjustable thermostat in apartment (temperature control)
- Application process: application fee, first month rent, credit check

# HOUSING INFORMATION

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## 2047 Spruce

2047 Spruce #3  
Center City

### Student Comments

#### The Good

- Absolutely huge. Large dog was no issue

#### The Not So Good

- Responsiveness to non-emergency issues is nil

### Advice for Lease Negotiation

- Locked in a two-year with rental increase
- No referral bonus
- No broker required

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Carpeting
- Dishwasher
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Patio/balcony
- All pets allowed
- Fireplace
- Application process: application fee, first month rent, last month rent, credit check

## 1816 Spruce

1816 Spruce  
Center City

### Student Comments

#### The Good

- Great location (a block from Rittenhouse Sq). Almost new washer/dryer/dishwasher. Skylight. Roof deck.

#### The Not So Good

- Old building with crumbling hardwood floors, windows that are tough to open in summer. Deck is in rough shape.

### Advice for Lease Negotiation

- Be prepared to accept the lease as-is. If you're after an in-demand location, the realtor would rather just drop you than change the boilerplate.
- No referral bonus
- No broker required.

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Dishwasher
- Modern appliances
- Adjustable thermostat in apartment (temperature control)
- Patio/balcony
- Some pets allowed
- Application process: application fee, first month rent, last month rent, credit check

# HOUSING INFORMATION

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## 1730 Delancey Street

1730 Delancey Street  
Center City

### Student Comments

#### The Good

- Very good location, half a block to the supermarket. Few blocks from Walnut St. Good value for money if you don't care about doorman or other fancy facilities

#### The Not So Good

- You can hear the noise from the walking above. Try to get apartments on the top floor

### Advice for Lease Negotiation

- The agent is Linda, she is a piece of work. You can negotiate for 20 month lease and she may give you one free month. Also, ask for new appliances if existing ones are too old. Credit requirements are quite strict, especially if you are international student
- Referral bonus is offered
- No broker required

### Building Information

- Washer/dryer in building
- Flexible leases
- Hardwood floors
- Modern appliances
- Application process: application fee, first month rent, last month rent, credit check

## 1329 LOMBARD STREET

1329 Lombard Street  
Center City

### Student Comments

#### The Good

- The location is very good, especially for those with dogs given that there is an off-leash dog park a few blocks away.
- Two large supermarkets are also only a few blocks away as well as a subway station in the corner.
- The building is old but has been improved.
- The apartments are large, many have terraces and all of them have high ceilings.

#### The Not So Good

- Thin walls (sometimes you can hear the next door's alarm clock!).

### Advice for Lease Negotiation

- No broker required
- No referral bonus offered

### Building Information

- Washer/dryer in building
- Hardwood floors
- Air conditioning
- Patio/balcony
- All pets allowed
- Application process: application fee required

# HOUSING INFORMATION

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## 1931 CHESTNUT

1931 Chestnut Street  
*Center City*

### Student Comments

#### **The Good**

- Newly renovated facilities

#### **The Not So Good**

- Bad laundry facilities

### Advice for Lease Negotiation

- No broker required
- No referral bonus offered
- Attempt to negotiate rent lower

### Building Information

- Washer/dryer in building
- Hardwood floors
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Patio/balcony
- Some pets allowed
- Application process: credit check, first month rent

## 1730 DELANCEY PL

1730 Delancey PL  
*Center City*

### Student Comments

#### **The Good**

- Excellent location, large apartment (bedroom, living room, separate dining room)
- Quiet, tons of light
- Best value for money

#### **The Not So Good**

- No gym or fancy amenities.
- Walk up (no elevator)

### Advice for Lease Negotiation

- No broker required
- Referral bonus offered
- You can ask for a 21- or 22-month lease

### Building Information

- Washer/dryer in building
- Flexible leases
- Hardwood floors
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Some pets allowed
- Application process: application fee, credit check, first month rent, last month rent

# HOUSING INFORMATION

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## 1228 ARCH STREET

1228 Arch Street (Condos)  
*Center City*

### Student Comments

- Great location, lots of parking, close to many conveniences, beautiful apartments

### Advice for Lease Negotiation

- No broker required
- No referral bonus offered
- Most of the people here own their apartments, so longer leases are no problem

### Building Information

- Washer/dryer in apartment
- Hardwood floors
- Carpeting
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- All pets allowed
- 2 elevators
- Application process: credit check

## 1222 ARCH STREET

1222 Arch Street  
*Center City*

### Student Comments

#### **The Good**

- Large space
- Great location: next to K-Mart, Walgreen, CVS, Reading Terminal. Management responsive.
- Easy access to city transportation: trolley/subway/bus/cabs
- Right next to China town, therefore commuting to NYC quite easy.

#### **The Not So Good**

- Quite far from school.
- No other Wharton student in the building.
- Far from the main social settings. Less sunlight.
- No good schools for children under 5, in the vicinity.

### Advice for Lease Negotiation

- No broker required
- No referral bonus offered

### Building Information

- Washer/dryer in building
- Carpeting
- Dishwasher
- Modern appliances
- Air conditioning
- Adjustable thermostat in apartment (temperature control)
- Some pets allowed
- Application process: application fee, credit check, first month rent

# HOUSING INFORMATION

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## 1022 SPRUCE STREET

1222 spruce street

### Student Comments

- Overall rating = 4
- Number of responses = 1
- 1 bed room - \$1000- &1200
- Signed the lease in MAY

### The Good

- GREAT neighborhood even though it is farther from the rest of Wharton students. Nice to be between Old City and Rittenhouse. Much cheaper than other options. Unique layout with lots of space.

### The Not So Good

- Landlord, although nice, can be a bit flighty

### Advice for Lease Negotiation

- Not even worth trying, but rent is pretty reasonable.

### Building Information

- A/C, dishwasher. Laundry in unit
- Hard wood floors

## 1522 PINE STREET

1522 pine street

### Student Comments

- Overall rating = 4
- Number of responses = 1
- 2 bed room - \$2000- &2200
- Signed the lease in MAY

### The Good

- Newly redone Beautiful entrance and hallway/stairs Quite, private, and in a great neighborhood Management is very hands off

### The Not So Good

- Management is incompetent and doesn't respond to issues

### Advice for Lease Negotiation

- Push hard for what you want and be sure you get a 22-month lease Get agreement that you'll be able to sublet over the summer.

### Building Information

- A/C, dishwasher. Microwave & Laundry in unit
- Hard wood floors
- Thin walls
- 22 month lease option

# HOUSING INFORMATION

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## 1526 PINE STREET

1526 pine street

### Student Comments

- Overall rating = 5
- Number of responses = 1
- 1bed room - \$1800- &2000

### Building Information

- A/C, dishwasher. microwave in unit
- Hard wood floors
- Subletting allowed

## 15<sup>th</sup> BETWEEN SPRUCE AND PINE

15th Between Spruce and Pine

### Student Comments

- Number of responses = 1
- 1 bed room - \$800- &1000
- Signed the lease in JULY

### The Good

- Biggest brownstone I have ever seen (1 bedroom) for way under market price. Excellent design - open floor plan with lots of skylights and rear outdoor patio.

### The Not So Good

- Old, very energy inefficient.
- At times there are rodents

### Advice for Lease Negotiation

- Push hard for what you want and be sure you get a 22-month lease Get agreement that you'll be able to sublet over the summer.

### Building Information

- A/C, dishwasher. Microwave & Laundry in unit
- Hard wood floors
- balcony

## 1626 SPRUCE STREET

1626 Spruce Street

### Student Comments

- Overall rating = 5
- Number of responses = 1
- 1 bed room - \$1400- &1500
- Signed the lease in JUNE

### Building Information

- A/C, dishwasher. Microwave & Laundry in unit
- Hard wood floors
- 22 month lease option
- Unit is furnished

# HOUSING INFORMATION

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## 1703 SPRUCE STREET

1703 Spruce Street

### Student Comments

- Overall rating = 4
- Number of responses = 1
- studio - \$1000- &1200
- Signed the lease in July

### **The Good**

- Lots of atmosphere and great location. It's very quiet and walls are thick but only a block to bars and nightlife.

### **The Not So Good**

- Insulation could be better

### Advice for Lease Negotiation

- Talk about the 22 month option up front. It's not standard but they seem willing to do it.

### Building Information

- A/C, dishwasher. Microwave in unit
- Hard wood floors
- 22 month lease option

## 1722 PINE STREET

1722 pine street

### Student Comments

- Overall rating = 2
- Number of responses = 1
- 2 bed room - \$2000- &2200
- Signed the lease in MAY

### **The Good**

- Its big

### **The Not So Good**

- It's infested with mice. The heating bills are outrageous. We had to buy our own A/C units to keep it cool in the summer. There are hardly any grounded outlets. The walls and ceilings are paper thin. The heat has broken several times
- Don't, unless you want mice crawling over your counters and eating your food

### Building Information

- , dishwasher. & Laundry in unit
- Hard wood floors
- Thin walls

# HOUSING INFORMATION

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## 1909 SPRUCE STREET

1909 spruce street

### Student Comments

- Overall rating = 1
- Number of responses = 1
- studio - \$800- &1000
- Signed the lease in MAY

### **The Good**

- Location and rent

### **The Not So Good**

- Management is most likely renting this property illegally. They are completely unresponsive to maintenance issues. The heat is completely unpredictable: either it is on full blast and making a considerable amount of noise, or it is secured for 14 hours
- Rodents at times

### Building Information

- balcony
- Hard wood floors
- Thin walls

## 1933 CHESTNUT STREET

1933 CHESTNUT street

### Student Comments

- Overall rating = 4
- Number of responses = 1
- 1 bed room - \$1200- &1400
- Signed the lease in MAY

### **The Good**

- great space, great value, recently remodeled kitchen and bathroom

### **The Not So Good**

- poor heating / cooling efficiency since old building

### Building Information

- a/c, dishwasher, microwave
- Hard wood floors
- 22 month lease option
- Subletting allowed

## 1934 WAVERLY STREET

1934 Waverly St

### Student Comments

- Overall rating = 3
- Number of responses = 1
- 1 bed room - \$800- &1000
- Signed the lease in JULY

# HOUSING INFORMATION

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## The Good

- Has dishwasher and garbage disposal, has laundry in the building, has a very nice outdoor courtyard with a bike rack and a grill for common use, has private storage space in the basement

## The Not So Good

- Generally a small apartment. Old floors, old walls. Also very noisy from the street and the bus.

## Building Information

- a/c, dishwasher,
- Hard wood floors
- Social space/ party room
- Electricity, heat, water included in rent

## 19th STREET AND PINE

19<sup>th</sup> street and pine

## Student Comments

- Overall rating = 3
- Number of responses = 1
- More than 2 bed room - \$2400
- Signed the lease in may

## The Good

- 6 bedrooms, so lots of room and great roommates

## The Not So Good

- Very old and bad management (stay away from Leroy Keane Management)

## Building Information

- a/c, dishwasher, microwave, laundry in unit
- Hard wood floors

## 2007 SPRUCE STREET

2007 SPRUCE STREET

## Student Comments

- Overall rating = 4
- Number of responses = 1
- More than 2 bed room - \$1800-\$2000
- Signed the lease during AWW

## Building Information

- a/c, dishwasher, microwave, laundry in unit
- Hard wood floors

## 2016 PINE STREET

2016 pine street

## Student Comments

- Overall rating = 5
- Number of responses = 2
- More than 2 bed room - \$2400
- Signed the lease in july

# HOUSING INFORMATION

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## The Good

- I love the space of a brownstone. It can't be beat. We have an enormous kitchen, a dining room which is great for team meetings, a huge living room, a patio, a balcony, a den with a working fireplaces, 2 full baths and three great bedrooms. Plus all the s

## The Not So Good

- No front desk / gym / pool. No big building benefits
- At times there are rodents

## Building Information

- a/c, dishwasher, microwave, laundry in unit
- Hard wood floors
- balcony

## 1723 PINE STREET

1723 Pine St. (Brownstone)

## Student Comments

- Overall rating = 4
- Number of responses = 1
- 2 bed room - \$1000- &1200
- Signed the during or shortly after AWW

## The Good

- Lots of character - hardwood floor, etc. Very friendly and responsive landlord (Sandi is the best!) Great value for the money Fully furnished apartment!

## The Not So Good

- Only one bathroom in two-bedroom unit

## Advice for Lease Negotiation

- Push hard for what you want and be sure you get a 22-month lease Get agreement that you'll be able to sublet over the summer.

## Building Information

- A/C, dishwasher. in unit
- Hard wood floors
- Furnished
- Electricity, heat , hot water included in rent
- Subletting allowed

## 2528 LAMBARD STREET

Brownstone @ 2528 Lombard St

## Student Comments

- Overall rating = 4
- Number of responses = 1
- More than 2 bed room - \$2400-
- Signed the lease in during shortly after AWW

## The Good

- There's a backyard and roof deck

## The Not So Good

- Slightly old

# HOUSING INFORMATION

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## Advice for Lease Negotiation

- Push hard for what you want and be sure you get a 22-month lease. Get agreement that you'll be able to sublet over the summer.

## Building Information

- A/C, dishwasher. & Laundry in unit
- Hard wood floors
- balcony
- 22 month lease option

## 2107 SPRUCE STREET

Brownstone at 2107 Spruce St

## Student Comments

- Overall rating = 3
- Number of responses = 1
- 1 bed room - \$1400-1500
- Signed the lease in JUNE

## The Good

- 2107 and 2109 are run by the same management. Both have nicely remodeled small kitchens in all units and hardwood floors throughout. If in a front unit, the view across Spruce is of beautiful brownstones and you'll get nice sunlight. Location is great,

## The Not So Good

- Hallways in 2107 are particularly narrow--something I didn't anticipate being a problem, but made moving in and out a serious hassle. The bathroom in my unit is adequate, but a bit small. There have reportedly been rodents in other units, but I have not

## Advice for Lease Negotiation

- My sense is that Joe is pretty patient and won't negotiate much or hasn't had to in the past. He'll just wait for the next person. He does have an affinity for Wharton grad students however, which you might be able to use to your advantage..

## Building Information

- A/C, dishwasher. in unit
- Hard wood floors
- Electricity, heating , hot water included in rent

## 24<sup>TH</sup> AND LOMBARD

Brownstone at 24th and Lombard

## Student Comments

- Overall rating = 5
- Number of responses = 1
- 1 bed room - \$1700-1800
- Signed the lease in JUNE

## The Good

- Brand new renovated, responsive landlord, and great location for family,

## The Not So Good

- A bit out of the way, especially due to South Street Bridge closure
- Musti is the building manager. He lives offsite but is very responsive to any problems. He has also been somewhat lax in allowing me to bend the rules of the lease a little bit here and there without notifying the landlord.

# HOUSING INFORMATION

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## GENERAL ADVICE FOR LEASE NEGOTIATION (BROWNSTONES)

- Figure out what you want out of an apartment. Look far and wide -- there are good deals to be had if you're willing to be a little creative.
- Negotiate, negotiate, negotiate. Ask for better terms (pet fees, flexible leases, fixture improvements, utilities included, etc). The worst that can happen is they say "no".
- Make sure you can sublet.
- You're likely not going to deal with the hassle of moving your 2<sup>nd</sup> year. So, if you can, try to negotiate a lease for the entire time that you'll be at Wharton. It'll save you a bit of \$\$.
- Be sure to put everything you agreed with the landlord in writing in the contract.
- Know the pricing in the market.
- Ask the landlord to take care of the problems (improvements required) in the apartment upfront and put these in writing in the contract. Build a good relationship with your landlord up front so that things can be resolved quickly later.
- Don't just accept the posted amount.
- Talk to the current tenants and get their honest opinion about management, especially with brownstones. Management can be quite shady and always make sure you have the most up to date information.
- Brownstones are very negotiable and being a good tenant is a good negotiation point. Look for buildings with experience with Wharton students.
- Don't feel pressure to sign!
- You definitely get more value by living closer to South Street and away from Rittenhouse. These apartments are much nicer and are a better value for your money.
- Two bedroom apartments are a buyer's market; 1 bedroom apartments are a seller's market.
- Have comparative prices from other apartments. Mention that you've spoken with neighbors and are aware of issues in the building (all buildings have issues).
- No need to rush. They will have some apartments during WWW, but you can easily wait and still find a lot of apartments afterwards.
- Make sure you ask for anything to get fixed \*before\* you sign the lease. Landlords are extremely accommodating before you sign and will do anything you ask, which is not the case after you sign.
- Make sure you view apartment first and make sure appliances are up to date.
- Look at a variety of apartments.
- Buy property if you can afford it.
- Start looking early, but don't feel pressured to sign until you're ready.

# HOUSING INFORMATION

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## PET FRIENDLY BUILDINGS

### APARTMENTS

#### University City

##### **The Domus**

3411 Chestnut Street  
(215) 387-4477

Dogs and cats; limit 2 pets per apt. Breed restrictions apply.

Pets < 25lbs: \$300 refundable deposit plus \$150 one time fee & \$35 pet rent.

Pets > 25lbs: \$500 refundable deposit, \$250 one-time fee & \$35 pet rent.

##### **The Left Bank**

3131 Walnut Street  
(215) 222-5400

Cats only, \$400 non-refundable deposit per cat.

#### Center City

##### **1930 Chestnut**

19<sup>th</sup> & Chestnut

Dogs and cats. Weight & breed restrictions apply (< 50lbs). No pet rent, \$500 refundable deposit.

##### **The River Loft**

2300 Walnut Street  
(215) 568-1002

Dogs: \$500 non-refundable fee, \$50 pet rent (breed restrictions apply)

Cats: \$300 non-refundable deposit, \$35 pet rent

##### **1500 Locust**

15<sup>th</sup> & Locust

(215) 893-0800

Cats only; \$250 non-refundable deposit,  
\$10 pet rent

##### **Edgewater**

2323 Race Street  
1-888-695-8275

Dogs and cats. Limit 2 pets per apt. Weight and breed restrictions apply (<35 lbs).

Non-refundable \$175 deposit.

##### **2400 Chestnut**

24<sup>th</sup> and Chestnut

(215) 561-2700

Cats only, refundable pet deposit equal to one month's rent.

## HOUSING INFORMATION

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### **The Wellington**

135 S. 19<sup>th</sup> Street

(215) 567-7810

Dogs and cats; weight < 20lbs,

\$50/month pet rent

### **The Versailles**

1530 Locust Street

(215) 545-6008

Dog and Cats, no weight/breed restrictions. For dogs: \$25 month pet rent, \$300 non-refundable deposit.

### **The Claridge**

201 S. 18<sup>th</sup> Street

(215) 546-2525

Cats only; \$150 non-refundable deposit per cat.

### **The Sterling**

1815 JFK Blvd

(215) 563-3401

Cats only; \$350 one-time fee, \$25 pet rent per cat

### **Society Hill**

#### **St. James Place**

200 Washington Square

(215) 574-8500

Dogs and cats; weight < 70 lbs

Pet interview required. \$250 fee per pet, \$250 refundable security deposit for dogs. Some breed restrictions apply.

## CONDOMINIUMS

The following buildings are pet-friendly (dogs and cats). Breed/weight restriction/fees may be specified by individual unit owners.

#### **River West**

2101 Chestnut

(215) 563-0995

#### **2200 Arch**

22<sup>nd</sup> & Arch

(215) 222-4412

#### **The Phoenix**

1600 Arch Street

(267) 322-5020

\*Note: This list is not exhaustive, but intended to serve as a starting point for your housing search. In addition to apartments and condos, Philadelphia is home to many beautiful pet-friendly brownstones. The Philadelphia suburbs offer plenty of pet-friendly housing as well.

## HOUSING INFORMATION

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Questions about pet-friendly life at Wharton? Feel free to contact your PAWS leadership team:

Suma Balu WG'09, President. [sbalu@wharton.upenn.edu](mailto:sbalu@wharton.upenn.edu)  
(dog owner, resides at Domus)

Rebecca Kolsky WG'09, VP, Community Service, [rkolsky@wharton.upenn.edu](mailto:rkolsky@wharton.upenn.edu)  
(dog owner, resides in a house)

Corrin Silver WG'09, VP, Recruitment, [corrin@wharton.upenn.edu](mailto:corrin@wharton.upenn.edu)  
(dog owner, resides at 1930 Chestnut)

## HOUSING INFORMATION

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### **BROKER LISTING**

The following contains contact information for two brokers with ties to the Wharton Community.

NAME	FIRM	PHONE #	EMAIL
Greta Coles	Long & Foster Real Estate	215-409-6900	Greta.Coles.wg07@wharton.upenn.edu
Rebecca Shandler	Prudential, Fox and Roach Realtors	215-546-0550	rebecca.shandler@prufoxroach.com

Note from broker Greta Coles: If wishing to use a broker to facilitate lease negotiations and/or obtain broker commission rebates it is best to contact the broker before advancing in the communication with realtors/property managers (listed on next page) to have the highest change of saving money. FYI: In Pennsylvania, Brokers/Agents are not compensated by the buyer/tenant so this would be a free service to students.

# HOUSING INFORMATION

## REALTOR LISTING

The following contains contact information for some of the large realtors and property managers in Philadelphia

NAME	PHONE	AREA
ARCCO Realty World Properties	215-386-4200	University City, Center City
Campus Apartments	215-382-1300	University City
Common Ground	215-222-2300	University City
Emerson Pine Hill Management	215-222-7090	University City
Jay Fenster	215-382-7167	University City
Historic Landmarks for Living	877-563-6754	Center City, Univ. City, PV
Kean Real Estate	215-854-8000	Center City
Maxwell Realty Management Company, INC.	215-546-6000	Center City
Metropolitan Management	610-667-1700	Center City, Montgomery County, Delaware County & other areas
Neighborhood Preservation and Development Fund	215-476-4787	University City
New Horizons Housing, LLC	215-386-1236	University City
O'Donnell Real Estate	215-222-2600	University City
Orens Brothers	215-222-4412	University City, Center City
PA Residential	215-732-5700	Center City
Powelton Properties	215-386-2578	Powelton Village
John Featherman: Prudential Fox & Roach	215-546-0550	Rittenhouse Square, Center City
Robin Real Estate	215-567-3325	Center City
Alvin Shapiro	215-732-9169	Center City
Signature Investment Realty, Inc.	215-627-2300	Center City
Stephen Herman Realty	215-222-5500	Center City
Tower Investments	215-467-4600	Northern Liberties
University City Housing	215-222-2000	Univ. City, Center City, Roxborough
Urban and Bye Realtor	215-222-4800	University City
WeichertRents.Com	877-301-7368	Center City, Other Areas
Westminster Associates	215-567-4179	Center City
Walter Wood Realtors	215-386-2800	University City, Center City

# HOUSING INFORMATION

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## Wharton Recycling Guide

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Whether you live in a high-rise, brownstone or house, recycling is easy. Help Wharton reduce its environmental footprint by starting at home!

### **In an Apartment Building**

By law, Philadelphia apartment management companies must provide recycling facilities and education for all tenants. Fines up to \$300 per day can be issued for non-compliance.

#### *How do I find out about my apartment's recycling program?*

If you are unsure about your building's recycling program, contact your building's management company.

#### *What if my apartment building does not have a recycling program?*

If recycling does not exist in your building, we suggest two ways to change this:

- Garner support from your fellow residents (i.e.: by posting up a simple petition in the lobby or mail area for tenants to sign) and request that your management company institute recycling in your building
- Engage the services of the Streets and Walkways Education and Enforcement Program (SWEEP). SWEEP officers have the authority to inspect buildings and issue warnings and fines for non-compliance

<http://www.phila.gov/STREETS/sweep.html> (215)-685-4275

### **In a Brownstone or House**

If you are renting a brownstone, your management company may have specific procedures regarding recycling. If you live in a house or your management company does not have recycling procedures, you can put out your recycling for pick-up along with the trash each week.

#### *How do I find out about my brownstone's recycling program?*

If you are unsure about your building's recycling program, contact your building's management company.

#### *What time does my recycling get picked up?*

Recycling in Philadelphia is picked up with normal trash and should be placed outside by the curb no later than 7 a.m. on collection day but no earlier than 7 p.m. on the previous day.

#### *What day does my recycling get picked up?*

To find out what day your trash and recycling are collected:

- Visit the CityMaps website: <http://citymaps.phila.gov>
- Click on "Service Areas"
- Read the "Terms of Use and Disclaimer," click "I Agree"
- Enter your address, click "Find"
- Select "Rubbish Day" (and any other service areas of interest to you)
- Click on "Find City Service Areas"
- Schedule information will be displayed

#### *How do I get a recycling bin?*

You can pick up a **recycling bin**, provided free to non-apartment residents by Philadelphia, at the

## HOUSING INFORMATION

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locations listed at [http://64.78.36.115/res\\_getbin.asp](http://64.78.36.115/res_getbin.asp)

- To receive a recycling container you must provide proof of address. You may also be asked for a US driver's license or state ID, which many of us do not have! However... You can use any **household container** (no larger than 20 gallons) such as a laundry basket or plastic trashcan. Simply write the words "RECYCLING" on the side.

### How do I separate my recycling?

Philadelphia has instituted single-stream recycling, which means you can put cans, glass, mixed paper, cardboard and plastic containers in the same recycling bin.

### Frequently Asked Questions

#### What can I recycle?

- **Metal:** Bi-metal cans (like food cans), aluminum cans (like soda cans), empty aerosol cans, empty paint cans
- **Glass:** Jars and bottles (clear, brown, green)
- **Mixed Paper:** Newspaper, magazines, catalogs, junk mail, advertising inserts, telephone books, food boxes (like cereal and cracker boxes - remove plastic liner), computer paper, flyers, soda cartons
- **Cardboard:** Empty and flattened
- **Plastic Containers #1 and #2:** Mostly beverage and detergent containers

#### Additional information

- City of Philadelphia Recycling Website: <http://www.recyclingpays.phila.gov>
- Recycling Hot Line: (215)-685-7329