REVIEWS AND ADVICE FROM CURRENT STUDENTS

VANDERBILT NURSING

HOUSING GUIDE 2020

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

VeryApt
Intelligent Apartment Search
GETTING THE MOST OUT OF THE GUIDE

Start with the Housing Facts section. This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.

Read about different neighborhoods and narrow down your search to parts of the city that you like most.

Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.

Visit VeryApt.com to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Nashville. We asked students to rate their apartments on a scale of 1-10 across six categories:

- Overall
- Value
- Management
- Amenities
- Location
- Safety

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

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
Where Vanderbilt Nursing students live

- **40%** Midtown
- **30%** Hillsboro Westend
- **15%** SoBro
- **10%** The Gulch/Edgehill
- **5%** Other (<5% each)

Who Vanderbilt Nursing students live with

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

18% of Vanderbilt Nursing students live with pets

What type of properties Vanderbilt Nursing students live in

- **55%** Large property (50+ units)
- **25%** Mid-size property (20-49 units)
- **20%** Small property (2-9 units)

What size residences Vanderbilt Nursing students live in

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

Distribution of property ratings

- **10%** 0 - 6.9
- **15%** 7 - 7.9
- **30%** 8 - 8.9
- **45%** 9+

Average rent by apartment size

- **$1,450** Studio
- **$1,580** 1BR
- **$1,800** 2BR
- **$2,785** 3BR

Rent versus own

- **85%** Rent
- **15%** Own

Commute methods

- **60%** Walking
- **25%** Driving
- **10%** Public Transit
- **5%** Biking
Rent with Confidence

Time Savers

All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service

On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

Intelligent Search

Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

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

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com
# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Vanderbilt Nursing students

## Midtown

40% of Vanderbilt Nursing students

With Vanderbilt University being right in the heart of Midtown, it is home to lots of students and staff living near the campus. Because of that, this area offers great nightlife and lots of social opportunities.

## Hillsboro West End

30% of Vanderbilt Nursing students

Closeby to local universities, Hillsboro West End features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment.

## SoBro

15% of Vanderbilt Nursing students

A buzzing part of downtown Nashville, SoBro, offers hip new bars, restaurants, and a trendy music scene. SoBro gets its name south of Broadway, which covers the southeastern portion of Downtown Nashville. This is where residents get to experience the heart and soul of Nashville.

## Edgehill/The Gulch

10% of Vanderbilt Nursing students

The Gulch is known for its hip and trendy atmosphere full of upscale buildings, restaurants, and stores. It is situated just south of downtown and was historically an old industrial area that has recently emerged as one of the most sought after places to live in Nashville.

## Other Neighborhoods

less than 5% each

5. Germantown
6. 12 South
7. Sylvan Park
8. North Nashville
9. South Nashville
ABOUT MIDTOWN

Located Southwest of Downtown Nashville, Midtown offers nightlife options, shows, and rock gigs. With a variety of bars and parks, there is plenty to do in this district. It is both walkable and lies near downtown making it very convenient as a living option. Midtown is home to Vanderbilt University, creating a huge student hub.

Nightlife  Broadway  Vanderbilt

Centennial Park

MEDIAN RENTS IN MIDTOWN

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
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<tbody>
<tr>
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<td>$1,585</td>
<td>$2,120</td>
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WHAT RESIDENTS THINK ABOUT MIDTOWN

★★★★★
Review by Student

BRISTOL WEST END

The neighborhood is very quiet, which I really like. West end avenue can feel a little less safe at night but overall I love that we are so close to a starbucks, Walgreens and grocery store as well as the school/hospital/gym. Easy to live here if you don’t have a car/don’t want to use it as well.

★★★★★
Review by Student

BRISTOL WEST END

Close proximity to all things Vanderbilt and the medical center. There are a handful of coffee shops and easy restaurants in walking distance, but this isn’t a “hot spot” of new/flasy/touristy Nashville restaurants and spots (for better or for worse).
Hillsboro Westend
A vibrant, boutique neighborhood

ABOUT HILLSBORO WESTEND
Hillsboro Village features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment. With a great collection of shops, boutiques, and restaurants, there is never a dull moment here.

Boutique  Historic  Walkable
Great Eats

MEDIAN RENTS IN HILLSBORO WESTEND

<table>
<thead>
<tr>
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<th>Rent</th>
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<tr>
<td>1 Bedroom</td>
<td>$1,495</td>
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<tr>
<td>2 Bedroom</td>
<td>$2,120</td>
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</table>

WHAT RESIDENTS THINK ABOUT HILLSBORO WESTEND

⭐⭐⭐⭐⭐ Review by Student
House

This is a great place to live and highly recommend it. Great walking distance to school and 21st Ave with lots of restaurants.

⭐⭐⭐⭐⭐ Review by Student
Hayes House

Hillsboro Village has a cute downtown with some good coffee shops and stores. I love being able to walk 5 min from my apt to restaurants because parking can be tricky. That said, I do hear a lot of traffic since my bedroom window faces 21st Ave S.
ABOUT SOBRO

A buzzing part of downtown Nashville, Sobro, offers hip new bars, restaurants, and a trendy music scene. Rent prices here tend to be higher, but that's to be expected living in one of the most popular spots in Nashville. As with any busy section in a major city, there's always an event taking place or social gathering to attend.

Buzzing  Live Music  Crowded  The District

MEDIAN RENTS IN SOBRO

<table>
<thead>
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<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
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<tr>
<td>$1,385</td>
<td>$1,500</td>
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</table>

WHAT RESIDENTS THINK ABOUT SOBRO

Review by Student
Fantastic, but currently under a LOT of construction. Great restaurants, shopping, convenient new Publix in the neighborhood, access to public transportation is great. It’s walkable to Bridgestone and Broadway but kind of hard right now because of construction. Very close to belmont, which has been great. You just take 12th Ave to Wedgewood and you’re there.

Review by Student
Since I live in downtown, the “neighborhood” is very busy but at the same time very safe. You can walk to a lot of places from here: Bridgestone arena, Titans stadium, Broadway, etc.
Edgehill/The Gulch
Lively and Historic Music Spot

ABOUT EDGEHILL/THE GULCH

Edgehill and The Gulch is in fact the heartbeat of Nashville’s music infrastructure. They serve as a focal point for country music, featuring the Country Music Hall of Fame, as well as a variety of businesses that are in walkable range. It is described as a hub of great stores, restaurants and cafes surrounding the bustle of Music Industry, academics, and other business.

- Social
- Short Walk to Class
- Lively

MEDIAN RENTS IN EDGEHILL/THE GULCH

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tr>
<td>$1,350</td>
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</table>

WHAT RESIDENTS THINK ABOUT EDGEHILL/THE GULCH

Review by Student

1430 15TH AVE

Short walk to school, safe neighborhood, good food nearby, shopping is great. Easy to walk anywhere, 10-15 minute walk from almost anything.

Review by Student

WESTBORO APTS.

Great for young professionals and students. Lots of restaurants, bars and nightlife.
## Apartment Ratings

### Key
- **Excellent for a category**
- **Great**
- **Average**
- **Below average**
- **$1990+ per renter**
- **$1770- $1989**
- **$1470- $1769**
- **$ < $1470**

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

<table>
<thead>
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<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
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</table>

**Buildings with fewer than 3 reviews are not listed in this guide but reviews can be found online at VeryApt.com.**
MOST POPULAR

Buildings with the most Vanderbilt Nursing students

READ MORE REVIEWS AT VERYAPT.COM

What most grad students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

**TOP 5**

<table>
<thead>
<tr>
<th>#</th>
<th>Building</th>
<th>Price</th>
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<td>15+</td>
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<td>ARTISAN ON 18TH</td>
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<td>15+</td>
</tr>
<tr>
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<td>ACKLEN WEST END</td>
<td>$</td>
<td>10+</td>
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<tr>
<td>3rd</td>
<td>ELEMENT MUSIC ROW</td>
<td>$</td>
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<tr>
<td>5th</td>
<td>ELEMENT MUSIC ROW</td>
<td>$</td>
<td>5+</td>
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</table>

Review by Vanderbilt Nursing Student
“I love where I live, no complaints. Great place with amenities near The Gulch.”

Review by Vanderbilt Nursing Student
“I love my apartments location and the ability to walk to VUSN and VUMC for clinicals. The apartment is spacious with new appliances. I feel safe and comfortable walking to/from, as well as comfortable in the place!”

Review by Nashville Resident
“Not only is this apartment in a fabulous location, it is a brand new building with beautiful amenities and amazing staff. I could not ask for a more incredible place to live and the gym is incredible. There is a spin studio and yoga studio. A beautiful pool that I can’t wait to use and so much more.”
HIGHEST RATED
Buildings with the best overall ratings
READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

- High-end amenities
- Close proximity to work/school
- Nearby stores/grocery
- Excellent management

TOP 5

1st
VILLAGE 21 APARTMENTS
Midtown, 1620 21st Ave S
$$$ 9.8 OVERALL RATING

Review by Vanderbilt Nursing Student
“Village 21 is very good at meeting the needs of its renters. While the apartment is nothing extremely special for the price, it is VERY close to VUSN (10 minutes walking) which I thought was incredibly important in the pre-specialty year. I was able to walk to and from Vanderbilt frequently to attend class, meet friends, or study. The convenience was worth the price, in my opinion, for the pre-specialty year.”

2nd
MILLENNIUM MUSIC ROW
Midtown
$$ 9.7 OVERALL RATING

Review by Vanderbilt Nursing Student
“Millennium is within walking distance (takes me about 12 minutes!) of Vanderbilt, Midtown bars, and numerous restaurants and shops. The parking, pool, gym, business center, abundant common areas, and free coffee certainly make it worth the price.”

3rd
PARKCENTRAL
Midtown, 220 25th Ave N
$$ 9.5 OVERALL RATING

Review by Vanderbilt Nursing Student
“Great location! Quiet building with great study lounge and rooftop pool!”

Studio
1 BR
2 BR
3 BR

$1,550
$1,680
$1,900
$2,885
BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

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

TOP 5

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
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<tbody>
<tr>
<td>$1,650</td>
<td>$1,780</td>
<td>$2,000</td>
<td>$2,985</td>
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</table>

1st

AERTSON MIDTOWN
Midtown, 905 20th Ave S

Review by Vanderbilt Med Student
“Super nice, clean, and well maintained property. 10 minute walk to class / hospital and 24 hour food and drink options in the building and in the walking distance.”

2nd

THE METROPOLITAN
Green Hills, 101 Brixworth Ln

Review by Vanderbilt Nursing Student
“I would recommend this apartment complex highly to anyone looking for a more laid back apartment complex, with lots of greenery and trees around. I am extremely close to campus (takes me between 10-15 minutes to drive to campus depending on traffic) but I feel like I am truly getting away from the school and city scene every day when I come home.”

3rd

THE WESTBORO APARTMENTS
Edgehill, Nashville

Review by Vanderbilt Nursing Student
“Moving here was one of the best decisions I made! Great for a young 20-something that doesn't love the silence of living alone!”

4th

5th
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

- Great price-to-space trade off
- Good location
- Solid amenities and basic features

TOP 5

<table>
<thead>
<tr>
<th>Rank</th>
<th>Property Name</th>
<th>Rating</th>
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<td>$1,350</td>
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<td>2nd</td>
<td>EDGE MIDTOWN</td>
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<td>3rd</td>
<td>THE POINT AT WATERFORD</td>
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<td>4th</td>
<td>OLYMPUS MIDTOWN</td>
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<td>5th</td>
<td>SHADOWBLUFF</td>
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<td>$1,700</td>
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</table>

Review by Vanderbilt Nursing Student
“My experience has been fairly good. I’ve really enjoyed my stay. The apartment is extremely dog friendly. Though this complex doesn’t have a dog park, the two neighboring apartment complex have one. Also the apartment gym is awesome. It’s also right off the highway and pretty close to downtown.”

Review by Vanderbilt MBA Student
“The apartment is neat and comfortable if you want a home experience”

Review by Vanderbilt Nursing Student
“If you’re coming from a suburban area, you already know the issues with urban traffic. It’s always cheaper/safer in suburbs, and Hendersonville is no exception--this apartment complex is safe, clean and quiet. You only have to worry about yourself here. The tough part is traffic, but I am so used to long hours in traffic from my home city that the 40-60 minute drive in rush hour is no big deal. Would seriously recommend if you want to get away from the Nashville area (other parts of Hendersonville are just as nice and more affordable too).”
Townhomes
Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

WHY YOU SHOULD CONSIDER A TOWNHOME

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

WHY YOU MAY WANT TO AVOID A TOWNHOME

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

Finding a townhome

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome by searching online listings, contacting a landlord directly, or by working with VeryApt’s Concierge Team who can help identify some options.

Preparing for a townhome search

Most Vanderbilt Nursing students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful townhomes - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

TIPS AND ADVICE

Reliable Landlords
Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.

Noise and Neighbors
Sounds often travel well through townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

Lease Terms
Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
LANDLORD GRADES
and the Renting Process

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

Understanding
THE RENTING PROCESS

If this is your first time renting, here is a heads up on what the process is like:

Application process
You will be asked to fill out an application for an apartment. Likely this will include an application fee ($30-50) and potentially a deposit (up to one month’s rent). If you’re an international student, you may have to provide alternate information - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

After you’re approved
A landlord will often ask for a security deposit and prepaid rent. A landlord typically charges up to two months’ rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you give proper notification that you are moving out (typically 60-90 days), the landlord has 30 days to return the security deposit at the end of the lease. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

What to look out for
Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at contact@veryapt.com.