

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## UCLA ANDERSON MBA

# HOUSING GUIDE — 2022 —

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

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FOR UCLA STUDENTS\***



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- Penthouse lounge with bar and billiards
- Outdoor terrace with BBQ grills and outdoor dining
- Pet spa & dog run

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- Open kitchens with premium stainless steel appliances
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- Washer/dryer in every home
- Generous closet space in bedrooms
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\*Offer is available only for students who are currently enrolled at UCLA. To be eligible, you must be a current resident and registered as a current undergraduate student for at least one semester. The offer will apply to all undergraduate students. To be eligible, you must be a current resident and registered as a current undergraduate student for at least one semester. The offer will apply to all undergraduate students. To be eligible, you must be a current resident and registered as a current undergraduate student for at least one semester. The offer will apply to all undergraduate students.

**RELATED**

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*Ratings for landlords and management companies*

## GETTING THE MOST OUT OF THE GUIDE



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



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



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



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

**All of the data in this guide are based on feedback from real renters in Los Angeles. 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 UCLA Anderson students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

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

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- Resident Lounge with Free Wi-Fi
- Fully-Equipped Fitness Center
- Parking Included
- Bike Storage
- UCLA Shuttle
- EV Charging Stations

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- Rooftop Sundeck, Spa & BBQ
- Study Lounge w/ Free Wi-Fi
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- Gated Access
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### Amenities

- Virtual Resident Events
- Virtual Fitness Classes
- On-Site Bike Parking
- 24/7 Front Desk Concierge
- Smart Package Lockers
- Weekend Concession
- Grand Lounge
- Co-Working Lounge
- Reservable Conference Rooms
- Beach Volleyball Court
- Basketball Court
- Active Lawn
- Pool Side Retreat
- Bamboo Garden Dining
- Pro Fit Gym
- Wooftop Park & Spa



### Residence Features

- 9'-4" Ceilings
- Floor-to-ceiling Windows
- Private Balconies
- Engineered Wood Plank Flooring
- Custom Cabinetry with LED lighting
- Soft Close Hinges
- Subway Tile Backsplash
- Designer Faucets & Fixtures
- Front-control Gas Range with Cast Iron Gates
- USB Outlets in Kitchen
- Keyless Entry
- In-Unit Washer/Dryer
- Honeywell Smart Thermostat
- Full-width Bathroom Mirrors
- Walk In Closets

1120 S GRAND AVE LOS ANGELES, CA 90012  
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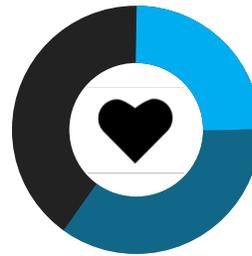


## Where UCLA Anderson MBA students live



- 40%** Westwood
- 25%** Sawtelle
- 15%** Mar Vista
- 10%** Palms
- 10%** Other

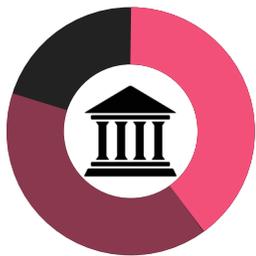
## Who UCLA Anderson MBA students live with



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

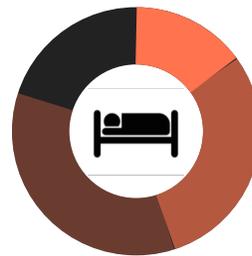
13% of UCLA Anderson MBA students live with pets

## What type of properties UCLA Anderson MBA students live in



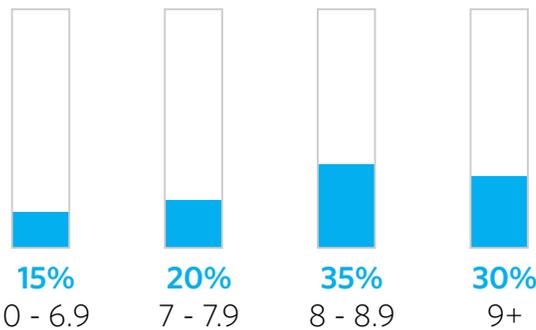
- 40%** Large property (50+ units)
- 40%** Mid-size property (20-49 units)
- 20%** Small property (2-9 units)

## What size residences UCLA Anderson MBA students live in



- 15%** Studio
- 30%** One bedrooms
- 35%** Two bedrooms
- 20%** Three or more bedrooms

## Distribution of property ratings



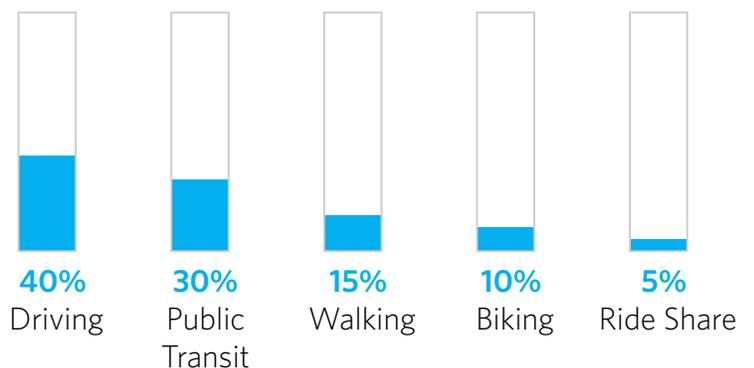
## Average rent by apartment size



## Rent versus own



## Commute methods



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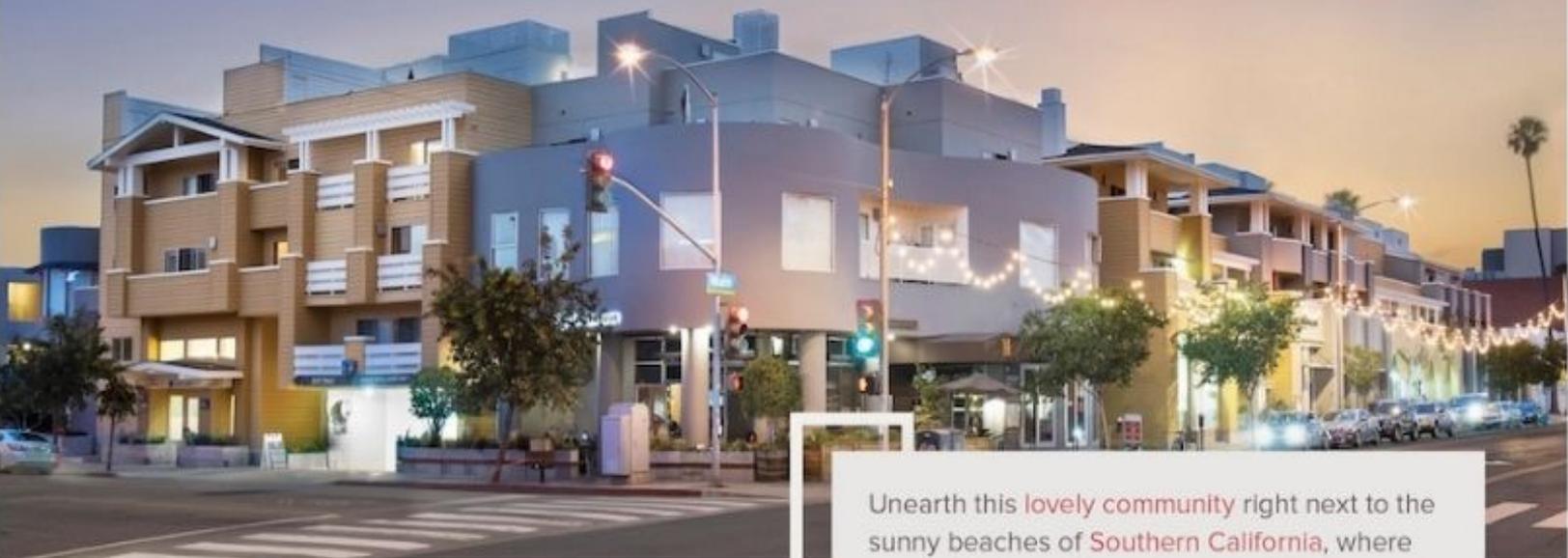
[santamonicaonmain@newhome1.com](mailto:santamonicaonmain@newhome1.com)



# AVALON

SANTA MONICA ON MAIN

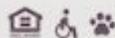
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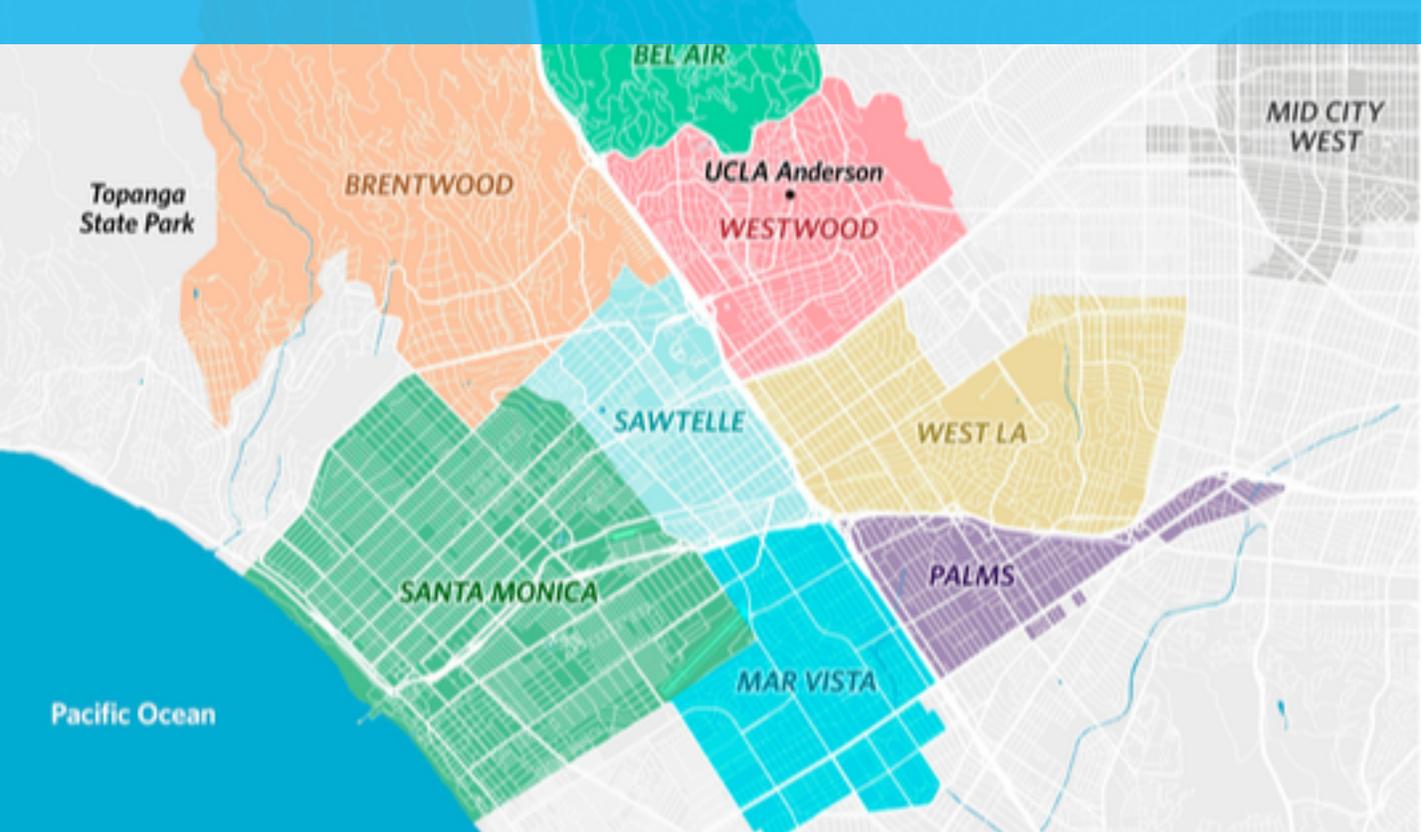
2000 Main St, Santa Monica, CA 90405



Unearth this lovely community right next to the sunny beaches of Southern California, where you will find world class features like gourmet kitchens, skylights, private decks and rooftop gardens, and have access to a sparkling pool, a fitness center, a media lounge and much more!

# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for UCLA Anderson students



## 1 Westwood

40% of Anderson students

Because of its proximity to UCLA, its attractive scenery within Westwood Village, and its effortless blend of sophistication and authenticity, Westwood is a very popular and active neighborhood.

## 3 Mar Vista

15% of Anderson students

Renters here consider the neighborhood to be family-friendly and homey. Limited access to both public transit and nearby restaurants make this neighborhood less attractive to those without access to a vehicle.

## 2 Sawtelle

25% of Anderson students

Residents here are mostly students or other university affiliates. All enjoy the convenience of living amidst the hustle and bustle and are willing to endure business that comes with being in one of the more social LA neighborhoods.

## 4 Palms

10% of Anderson students

Palms is in Los Angeles County and offers residents a dense urban feels. Because of this, the area is home to a number of bars, restaurants, coffee shops, and parks - making it ideal for those who live an active and social lifestyle.

## Other Neighborhoods

less than 5% each

- 5 Bel Air
- 6 Santa Monica
- 7 West LA
- 8 Mid City West

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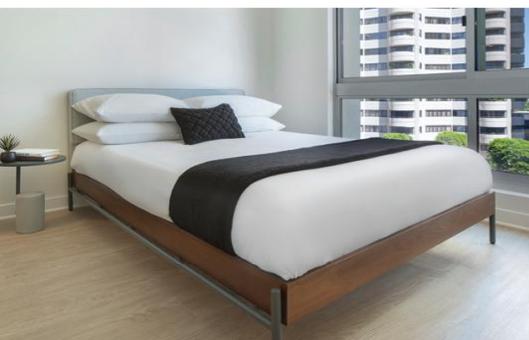
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Common Areas



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and Furniture



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# Westwood

Scenic LA Neighborhood

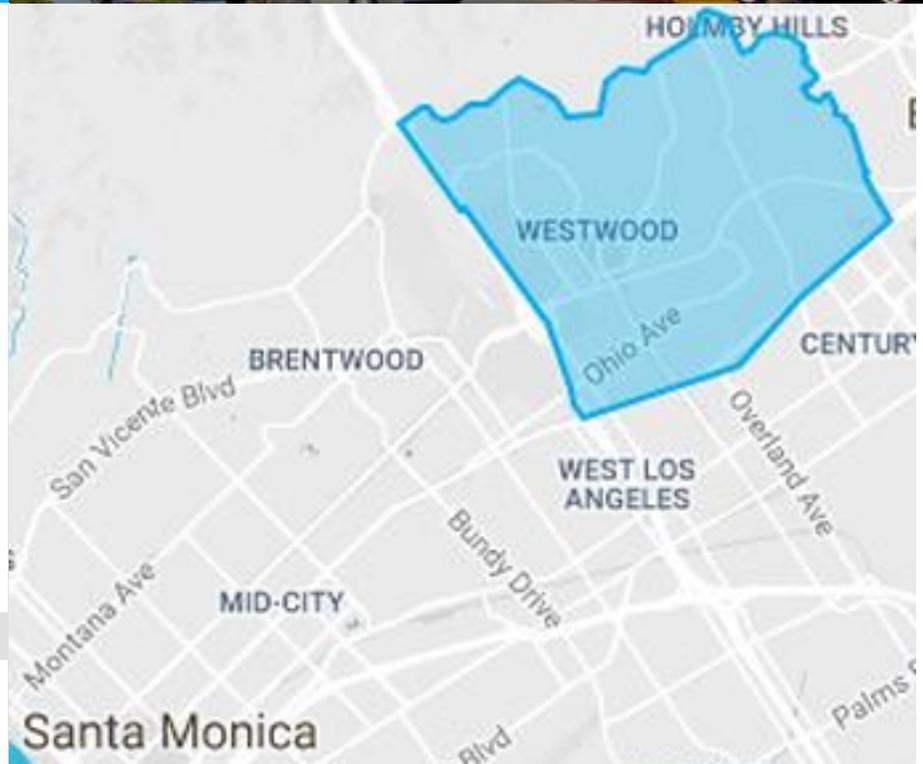
## ABOUT WESTWOOD

Westwood offers very close proximity to the UCLA campus and a relatively walkable environment within Westwood Village. The nearby green spaces and the overall safe feel of the neighborhood make it a great option for families with young children and pets. Though Westwood is a relatively affordable area, in true LA fashion, the neighborhood still manages to maintain a measure of high-end charm.

Close to Campus

Full of Students

Close to Transit



## MEDIAN RENTS IN WESTWOOD

**\$1,700**

Studio

**\$2,515**

1 Bedroom

**\$3,350**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT WESTWOOD



Review by [Anderson Student](#)

📍 WEYBURN TERR.

College neighborhood. They've opened up a few bars in the last couple of years, one right on the corner, Roccas. Nice place to just walk around and do groceries. Close to Sawtelle (for asian food), Brentwood (bougie food), and Century City (best mall ever).



Review by [Anderson Student](#)

📍 10933 ROCHESTER

Really nice to be walkable to UCLA, and there is shuttle that will drop off close to the law school which makes my commute easy! There isn't much nightlife in Westwood or Westwood Village, so I typically take a Lyft to Santa Monica, WeHo, or Brentwood/Sawtelle.

**ARIEL COURT**

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✉ [arielcourt@decron.com](mailto:arielcourt@decron.com)



535 GAYLEY AVENUE, WESTWOOD, CA 90024

- ✓ Spacious Studio and 1-Br
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- ✓ BBQ/Picnic Area
- ✓ Jacuzzi, Spa and Sauna
- ✓ Housekeeping, Laundry Facility
- ✓ Access to Public Transportation



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POOL



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1920 SAWTELLE BLVD, LOS ANGELES, CA 90025

- ✓ 1-Br + Lofts and 2-Br + Lofts
- ✓ Breakfast Bar
- ✓ Spectacular Views Available
- ✓ Beautiful Landscaping
- ✓ On-Site Maintenance
- ✓ Short Term Leasing Available



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& RESTAURANTS



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- ✓ Assigned Parking



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3450 SAWTELLE BLVD, LOS ANGELES, CA 90066

- ✓ 1-Br and 2-Br Floor Plans
- ✓ Stainless Steel Appliances
- ✓ Soothing Spa
- ✓ Picnic Area with Barbecue
- ✓ Part Time Courtesy Patrol
- ✓ Short Term Leasing Available



LUXURY FITNESS  
CENTER



SWIMMING  
POOL



GAME  
ROOM



RESIDENT  
CLUBHOUSE

# Sawtelle

Close To UCLA And The Beach

## ABOUT SAWTELLE

Sawtelle is a popular option for UCLA students looking for proximity to campus and a short trip to the beach. While there are many great restaurants and shops in the area, some of them cater to a slightly older clientele and can be a bit pricey.

Lively

Great for Students

Close to Campus

Santa Monica

Bad Traffic



## MEDIAN RENTS IN SAWTELLE

**\$1,898**

Studio

**\$2,215**

1 Bedroom

**\$2,984**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT SAWTELLE



Review by [Anderson Student](#)

📍 HOUSE

Nice because it's 10 minutes to school, 10 minutes to the ocean, and typically <5 minutes to 75% of Anderson students with all the apartment units in this area. Could use a better going out scene, but Ubers/Lyfts are short and cheap (\$6-\$10) to Santa Monica or West Hollywood, and that extra inconvenience is probably for the best.



Review by [Anderson Student](#) 📍 ARMACOST MANOR

The neighborhood is very affordable. With roommates you can easily afford almost any newer apartment building as a grad student. It is also close to campus - really pays off when you have a 4 PM class and you need to get to school during rush hour. Also many fellow Anderson students live in the area which is nice. Being close to Santa Monica is amazing.



# Mar Vista

Laid-Back Haven Near The Coast

## ABOUT MAR VISTA

Mar Vista is a low-key, residential neighborhood with convenient access to roads stretching all over West LA. A short drive to stores or the UCLA campus and a straight shot down Venice Blvd to the beach are huge pulls for the residents. The area is popular with students and young families who enjoy the laid-back feel of the area.

Limited Bars and Restaurants

Stores

Residential

Beautiful Houses



### MEDIAN RENTS IN MAR VISTA

**\$1,100**  
Studio

**\$1,350**  
1 Bedroom

**\$2,588**  
2 Bedroom

## WHAT RESIDENTS THINK ABOUT MAR VISTA



Review by [Anderson Student](#) 📍 UNIVERSITY VILLAGE

There is a big park with grills, tennis courts, hockey court, baseball, soccer... trader joes, whole foods, ralphs, vons. No traffic around, in the middle of ucla, lax airport, venice/sta monica, downtown. Easy access to fwy.



Review by [Anderson Student](#) 📍 WESTWIDE APTS.

Nice neighborhood, quiet and away from campus. As a married 30-something has been a better area for me than some of the other options.



# Palms

## In-Between Beaches & Class

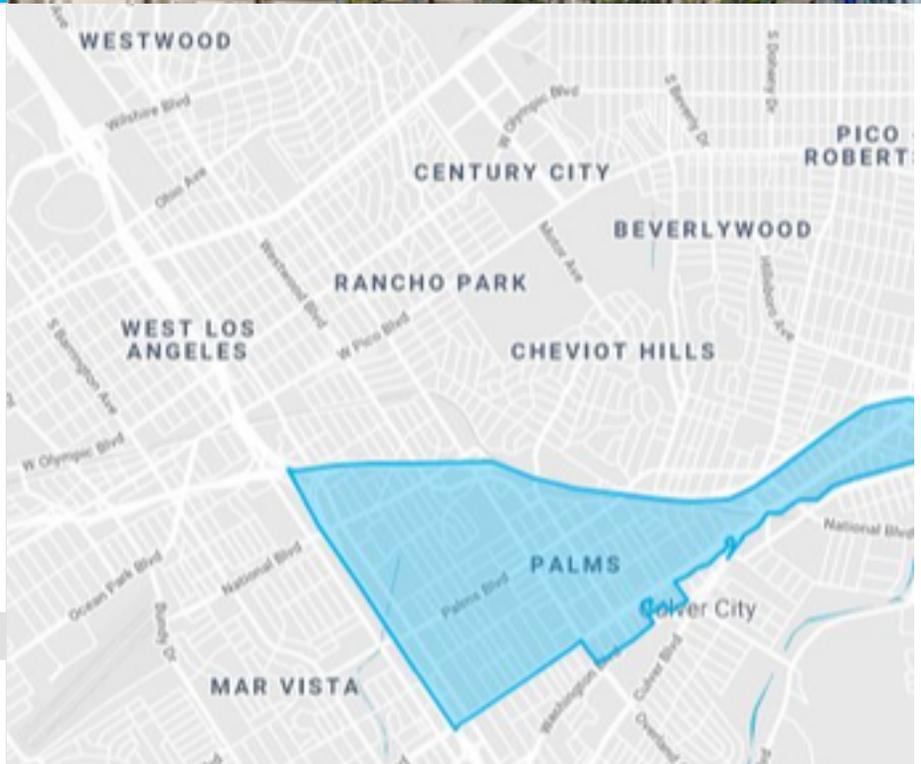
### ABOUT PALMS

Palms is in Los Angeles County and offers residents a dense urban feel. Because of this, the area is home to a number of bars, restaurants, coffee shops, and parks - making it ideal for those who live an active and social lifestyle. It's a bit farther from class as a UCLA student, but some believe the commute is worth it.

Active

Popular Restaurants & Bars

Urban Feel



### MEDIAN RENTS IN PALMS

**\$2,000**

Studio

**\$2,250**

1 Bedroom

**\$3,100**

2 Bedroom

### WHAT RESIDENTS THINK ABOUT PALMS



Review by [Anderson Student](#)

📍 3601 HUGHES

Palms is nice and super close to Culver City. You're about halfway between Santa Monica and DTLA, so it's easy to get to either one. I have never had any issues with safety and there are groceries stores within walking distance along with a bunch of restaurants.



Review by [Anderson Student](#)

📍 CLARINGTON APTS.

I love living in this area. I lived in Culver City before, and now live just over the border in Palms. It's further from campus than where most Anderson students live, but it is also less expensive. I like having a little distance from campus, and living in an area with so many great bars and restaurants.

## Modern Westwood Apartments Walking Distance to UCLA

Mention VERYAPT when you reach out!

 (424) 353-4465 - [AxiomWestwood.com](http://AxiomWestwood.com)  
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# APARTMENT RATINGS

## KEY

- Excellent for a category
  - Great
  - Average
  - Below average
- \$\$\$\$ \$2460+ per renter
  - \$\$\$ \$2220- \$2459
  - \$\$ \$2010- \$2219
  - \$ < \$2010

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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
10401 Wilshire Apartments	Apt	9.7	\$\$\$				●●●	●●●●	●●●	●●●●	●●●●
10905 Ohio Avenue	Apt	7.8	\$				●	●●●	●●●	●●	●●●
11640 Kiowa Avenue	Apt	7.2	\$\$				●●	●●	●●●●	●●	●●●●
11730 Sunset Boulevard	Apt	7.9	\$\$\$	✓			●●●	●●●●	●●●●	●●●	●●●
950 Hilgard Ave	Apt	7.0	\$\$				●●	●●●	●●●	●●●	●●
Ariel Court	Apt	7.8	\$\$				●●	●●●	●●	●●●	●●●
Barrington Kiowa	Apt	7.9	\$				●●	●●	●●●	●●●●	●●
Barrington Plaza	Apt	7.9	\$\$				●●●	●●●●	●●●●	●●●●	●●●
Barry Hill	Apt	8.1	\$\$\$				●●●●	●●	●●●	●●	●●●●
Brockton Manor	Apt	7.1	\$				●	●●	●●	●●●	●●
C on Pico	Apt	9.0	\$\$\$\$	✓	✓		●●●●	●●	●●	●●	●●
Carthay Circle	Apt	9.0	\$\$	✓			●●	●●●	●●	●●	●●
Casa De Marina Apartments	Apt	9.8	\$\$				●●●●	●●●●	●●●●	●●●	●●●●
CentrePointe Apartments	Apt	8.0	\$\$				●●●	●●●	●●●	●●●	●●
Clarington Apartments	Apt	7.0	\$				●	●●	●●	●●	●●
Club California	Apt	7.0	\$				●	●●	●●	●●●●	
Darlington Center	Apt	9.8	\$\$\$				●●●●	●●	●●●●	●●●●	●●●●
El Greco Lofts	Apt	8.0	\$\$\$				●●●●	●●●●	●●	●●	●●
Hilgard Apartments	Apt	8.0	\$\$\$\$				●●	●●	●●	●●	●●
Levering Arms	Apt	8.0	\$\$				●●●●	●●	●●●●	●	●●●●
Madison at Town Center	Apt	10.0	\$\$	✓			●●●●	●●●●	●●●●	●●●●	●●●●
Midvale Court	Apt	8.1	\$				●●●	●●●●	●●	●●●	●●●●
Midvale Towers	Apt	7.5	\$\$\$				●●●	●●	●	●●	●●●●

\*\* Some buildings with fewer than 3 reviews may appear above but will not be listed on the "Best For" pages.



MILLENNIUM  
santa monica



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- Stainless steel, energy-efficient appliances
- Wood-style flooring throughout
- LEED Platinum Certified Community
- Wifi in all amenity areas
- Open-air rooftop lounge areas & courtyards
- Indoor/outdoor fitness center with yoga terrace
- Community social lounge

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- 2 Choose an Apartment & Apply for Your New Home
- 3 Move-In & Start Living Your Adventure

In the Meantime, check out our 3D Tours!



# APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
NMS @ Superior	Apt	8.7	\$				●●●	●●	●●●	●●●	●●●●
Park West FP	Apt	8.0	\$\$				●●	●●	●●	●●	●●●
Picasso Brentwood	Apt	8.5	\$\$\$\$				●●●●	●●●	●●●	●●	●●●●
Purdue Ohio	Apt	7.9	\$				●●	●●	●●●	●●	●●
Rochester Apartments	Apt	7.8	\$\$\$				●	●●●●	●●●	●●	●●
Rochester Arms	Apt	7.0	\$\$\$\$				●	●	●●	●●●●	●●
Santa Monica at Federal	Apt	7.4	\$\$				●●	●●	●●	●●●●	●●
Terrace at the Grove	Apt	7.0	\$				●●	●	●●	●●	●●●
The Colony	Apt	7.0	\$\$				●●	●●	●	●●●	●●
The Glendon	Apt	9.7	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Jeremy Apts	Apt	8.3	\$\$				●●●●	●●●	●●●●	●●●●	●●●
The Plaza Apartments	Apt	7.0	\$\$\$\$				●●●	●●●	●●	●●●	●●●
University Village Apartments	Apt	9.1	\$	✓		✓	●●●	●●●	●●●●	●●●●	●●
Venice-Barry Apartments	Apt	9.5	\$\$\$				●●●	●●●●	●●●●	●●	●●●
Veteran Plaza	Apt	7.0	\$\$				●●	●	●	●●	●●
West Park Village	Apt	8.2	\$				●●●●	●●●	●●●	●●●●	●●●
Westside	Apt	8.0	\$\$\$\$			✓	●●●●	●●●●	●●	●●	●●●
Westside on Barrington Apartments	Apt	7.5	\$				●●	●	●●	●●	●●
Westwood Village Galleria	Apt	7.0	\$				●	●●	●●	●●	●●
Weyburn Terrace	Apt	9.1	\$	✓			●●●	●●●	●●●	●●●●	●●
Weyburn Terrace Paseo	Apt	9.5	\$				●●●●	●●●●	●●●●	●●●	●●●●
Wilshire Summit	Apt	7.5	\$\$				●●●	●●●	●●●	●●●	●●●●
Woodcliff	Apt	7.5	\$\$\$				●●	●●●	●	●●	●●

## ABOUT OUR CATEGORIES

### Property Type

**Apartment (Apt)** Properties with one building manager. Often have consistent pricing/features.

**Condo** Properties with multiple owners. Lease terms and features can vary significantly by unit.

### Key Building Factor Ratings

**Overall Rating** Overall feedback on building quality.

**Popularity** Estimated # of students in the building.

### Living Situation Ratings

**Families** How students with partners and/or children rated the building.

**Pet Owners** How students with pets rated the building.

### Building Quality Ratings

**Management** Maintenance and service quality.

**Amenities** In-room and building features beyond the basics.

**Value** Building quality given cost of rent.

**Social** Building community and social scene.

**Safety** Building neighborhood safety.

# MOST POPULAR

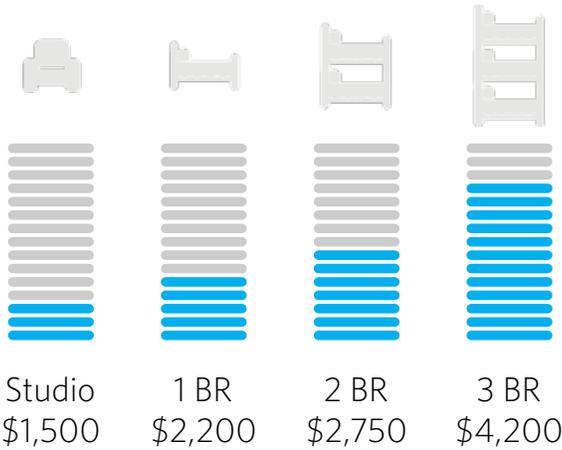
Buildings with the most UCLA Anderson students

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

What UCLA Anderson students typically look for:



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



## TOP 5

1 <sup>st</sup>	WEYBURN TERRACE	47+ PEOPLE
2 <sup>nd</sup>	UNIVERSITY VILLAGE APARTMENTS	39+ PEOPLE
3 <sup>rd</sup>	11730 SUNSET BOULEVARD	31+ PEOPLE
4 <sup>th</sup>	10401 WILSHIRE APARTMENTS	25+ PEOPLE
5 <sup>th</sup>	BARRINGTON KIOWA	20+ PEOPLE

1<sup>st</sup>
WEYBURN TERRACE
\$
47+
PEOPLE

Westwood




**Review by *UCLA Anderson MBA Student***

"Living in on campus housing is so convenient. The free shuttle takes me from my building to the law school. The facilities and maintenance staff are friendly and helpful. Housing administration doesn't really seem to have their act together but it hasn't caused serious problems."

2<sup>nd</sup>
UNIVERSITY VILLAGE APARTMENTS
\$
39+
PEOPLE

Mar Vista

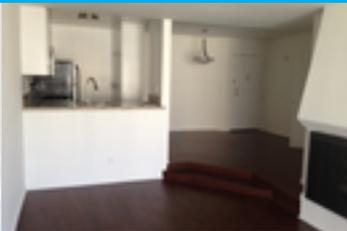



**Review by *UCLA Anderson MBA Student***

"These apartments offer a safe, social, community experience with close proximity to stores such as CVS, Trader Joe's, Ralph's etc. Easy to commute to UCLA via bus (Culver City green bus number 6 and Rapid 6 serve the route and takes about 30 minutes) or bike (takes around 25 minutes). The rent includes water, gas, trash and a parking spot(most spaces are closed-garage)."

3<sup>rd</sup>
11730 SUNSET BOULEVARD
\$\$\$
31+
PEOPLE

Brentwood

**Review by *UCLA Anderson MBA Student***

"It is close to campus, has a nice security gate, and is a nice apartment. However, there are only 2 parking spots inside the gate and no parking in the cul-de-sac (i.e. visitors have to park a couple blocks away). The house next door is being flipped and construction is loud all day; it should be done in a year. The huge wall of the overpass block cell reception, so you have yo enable call through wifi."

# HIGHEST RATED

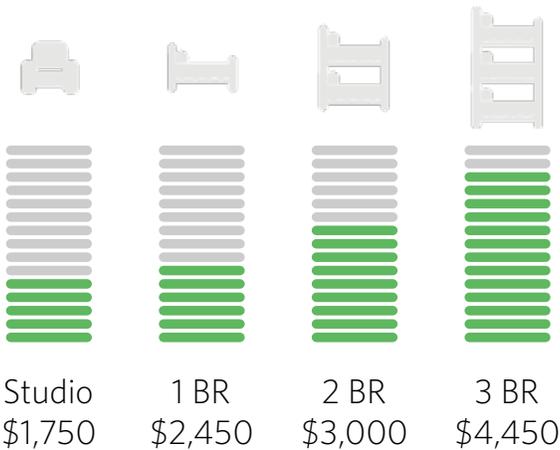
Buildings with the best overall ratings

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

What the highest-rated properties typically offer:



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



## TOP 5

1 <sup>st</sup>		CASA DE MARINA APARTMENTS	9.8 OVERALL RATING
2 <sup>nd</sup>		10401 WILSHIRE APARTMENTS	9.7 OVERALL RATING
3 <sup>rd</sup>		WEYBURN TERRACE PASEO	9.5 OVERALL RATING
4 <sup>th</sup>		WEYBURN TERRACE	9.2 OVERALL RATING
5 <sup>th</sup>		UNIVERSITY VILLAGE APARTMENTS	9.1 OVERALL RATING

1<sup>st</sup> **CASA DE MARINA APARTMENTS** \$\$ | 9.8 OVERALL RATING  
Playa Vista, 1 Braddock Dr

**Review by UCLA Anderson MBA Student**  
"Great spot ! In a perfect location and it has everything I need nearby."

2<sup>nd</sup> **10401 WILSHIRE APARTMENTS** \$\$\$ | 9.7 OVERALL RATING  
Westwood, 10401 Wilshire Blvd

**Review by UCLA Anderson MBA Student**  
"It is expensive but everything (parking, gym, utilities) is included, minus internet. It is super safe and everyone is polite. You could walk to campus (less than a mile) but you can also drive. Sadly, pets are not allowed. :( if you live on a higher floor, the views are amazing (but more expensive, obviously)."

3<sup>rd</sup> **WEYBURN TERRACE PASEO** \$ | 9.5 OVERALL RATING  
Westwood, 11000 Weyburn Ave

**Review by UCLA Anderson MBA Student**  
"Very happy with my studio at Weyburn Terrace Paseo. Appliances and facilities all very new, hall mates are respectful and keep the building clean, and the bus stop is very close. Pro tips: Get a bike. Bus isn't super convenient and bike is the fastest way to campus. Avoid doing laundry on the weekends if possible, very difficult to get an open machine."

# BEST FOR AMENITIES

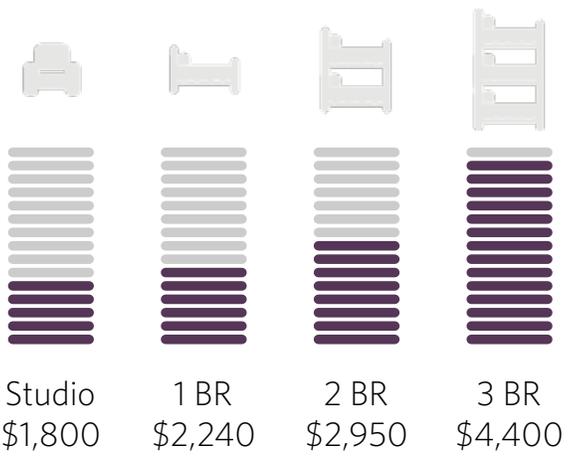
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



## TOP 5

1 <sup>st</sup>		WESTSIDE	9.5 AMENITY RATING
2 <sup>nd</sup>		CASA DE MARINA APARTMENTS	9.4 AMENITY RATING
3 <sup>rd</sup>		BARRINGTON PLAZA	9.3 AMENITY RATING
4 <sup>th</sup>		MADISON AT TOWN CENTER	9.0 AMENITY RATING
5 <sup>th</sup>		10401 WILSHIRE APARTMENTS	8.9 AMENITY RATING

1<sup>st</sup>
**WESTSIDE**  
Mar Vista
**\$\$\$\$** | **9.5**  
AMENITY RATING

**Review by UCLA Anderson MBA Student**

"Apartment is nice and mostly secure. Washer and dryer in apartment, and pet friendly without having to get your dog an ESA certificate. Secure garage parking with ample guest parking. Pool and gym on site. Equity raised the rent almost 8% between my first and second year."

2<sup>nd</sup>
**CASA DE MARINA APARTMENTS**  
Playa Vista
**\$\$\$** | **9.4**  
AMENITY RATING

**Review by UCLA Anderson MBA Student**

"Love my apartment. Has a great community and the apartment comes with great amenities."

3<sup>rd</sup>
**BARRINGTON PLAZA**  
Sawtelle, 11740 Wilshire Blvd
**\$\$** | **9.3**  
AMENITY RATING

**Review by Zafeer, UCLA Anderson MBA '16**

"This place is great!! It is a fun place to live and the management are very helpful and respectful. I would recommend this place to co-workers, friends, and family in the Los Angeles area. So far, it has been a wonderful living experience and I will renew my lease."

# BEST FOR VALUE

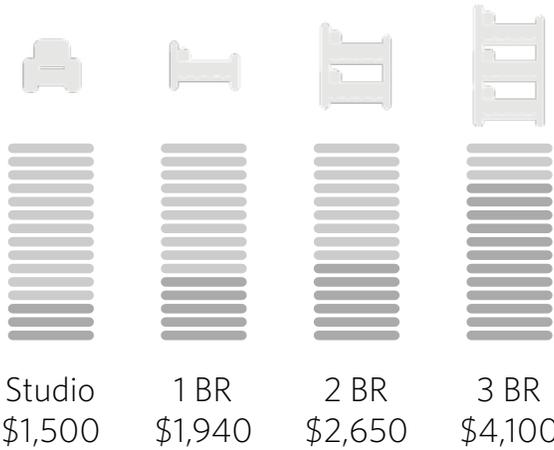
Highest-rated properties for value

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

What top value properties typically offer:



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



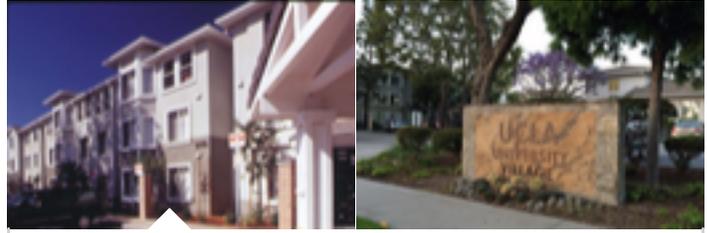
## TOP 5

1 <sup>st</sup>		UNIVERSITY VILLAGE APARTMENTS	9.7 VALUE RATING
2 <sup>nd</sup>		WEYBURN TERRACE PASEO	9.4 VALUE RATING
3 <sup>rd</sup>		THE JEREMY APTS	9.2 VALUE RATING
4 <sup>th</sup>		CASA DE MARINA APARTMENTS	9.0 VALUE RATING
5 <sup>th</sup>		11730 SUNSET BOULEVARD	8.7 VALUE RATING

1<sup>st</sup>

UNIVERSITY VILLAGE APARTMENTS  
Mar Vista

\$ | 9.7 VALUE RATING



**Review by UCLA Anderson MBA Student**

"Love how spacious, clean and family friendly UV is. Everything is super convenient and the maintenance service provided by UCLA is fantastic."

2<sup>nd</sup>

WEYBURN TERRACE PASEO  
Westwood, 11000 Weyburn Ave

\$ | 9.4 VALUE RATING



**Review by UCLA Anderson MBA Student**

"The studio apartments in Paseo are great. New and furnished with everything you need, and so many of my friends live nearby. Some complaints I've heard from other people are that the apartments are too small and that some of them are ground floor and facing the street."

3<sup>rd</sup>

THE JEREMY APTS  
Sawtelle

\$\$ | 9.2 VALUE RATING



**Review by UCLA Anderson MBA Student**

"Location is one block from restaurants in Sawtelle and a few blocks opposite direction from Santa Monica Blvd and 405. No issues with noise. Apartments are refurbished so new feel even though older building. Good value. Only complaint is washer/dryer are shared for each floor."



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

### TIPS AND ADVICE



#### Reliable Landlords

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



#### Noise and Neighbors

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



#### Lease Terms

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

# LANDLORD GRADES

## and the Renting Process

### GRADE LANDLORD

B	Decron Properties
B	Douglass Emmett
A+	E&S Ring Management Corporation
B+	Equity Residential
A+	Greystar
A-	Kenneth Management Group
C+	Moss & Company
A	NMS Residential
A-	Silton Management Group
C+	The Roberts Companies
B+	Wiseman Management

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

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**