

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

LSU GRADUATE SCHOOL

# HOUSING GUIDE

## 2026

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



VeryApt

Intelligent Apartment Search



## TABLE OF CONTENTS

### HOUSING FACTS

Our data on housing

### ABOUT VERYAPT

Using the VeryApt site alongside this guide

### NEIGHBORHOODS OVERVIEW

Most popular neighborhoods for LSU Graduate students

- Highland/Perkins
- South Baton Rouge
- Mid City South
- Downtown

### DATA TABLE

Compiled from LSU Graduate student reviews

### APARTMENT RATINGS

Top apartments, based on the feedback of LSU Graduate students

- Most Popular
- Highest Rated
- Best for Amenities
- Best for Value

## 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

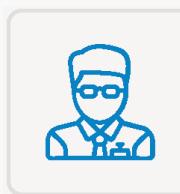
All of the data in this guide are based on feedback from real renters in Baton Rouge. We asked LSU graduate students to rate their apartments on a scale of 1-10 across six categories:



Overall



Value



Management



Amenities



Location



Safety

Based on their feedback, we compiled a list of the best apartment buildings for LSU Graduate 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).

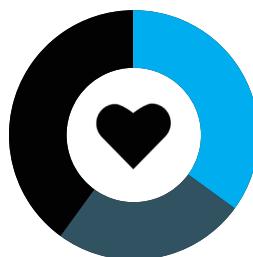
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation 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.

## Where LSU Grad students live



75%	Highlands/Perkins
10%	South Baton Rouge
5%	Mid City South
5%	Downtown
5%	Other

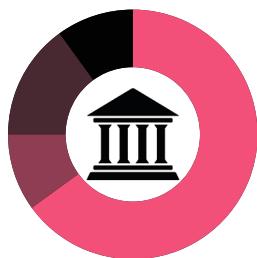
## Who LSU Grad students live with



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

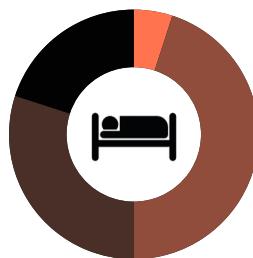
24% of LSU Grad students live with pets

## What type of properties LSU Grad students live in



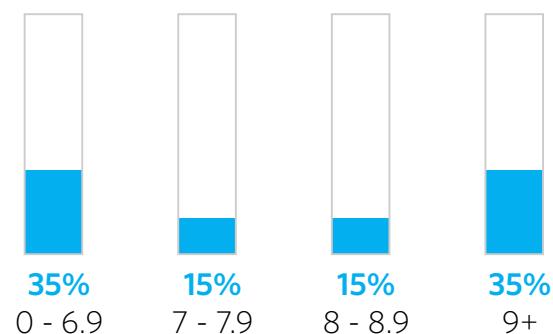
65%	Large property (50+ units)
10%	Mid-size property (20-49 units)
15%	Small property (2-9 units)
10%	Single family home

## What size residences LSU Grad students live in

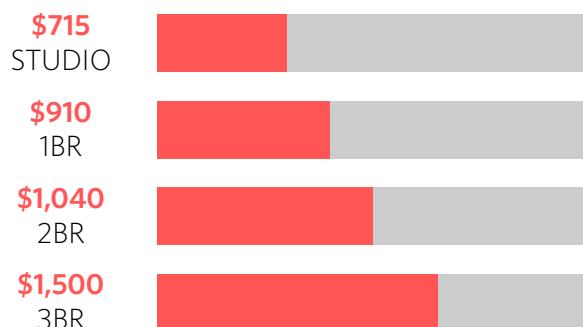


5%	Studios or efficiencies
45%	One bedrooms
30%	Two bedrooms
20%	Three or more bedrooms

## Distribution of property ratings



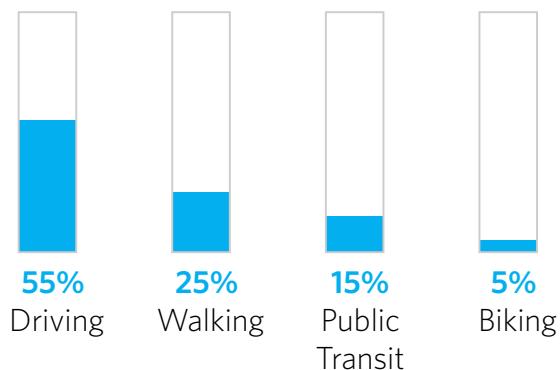
## Average rent by apartment size



## Rent versus own



## Commute methods



# Renter Guide

## and Rental Calculator



### 1 IDENTIFY YOUR MONTHLY BUDGET

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

60-90 Days

Before Moving

### 2 CHECK YOUR CREDIT

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

### 3 REACH OUT TO APARTMENT BUILDINGS

And landlords to learn more and set up tours.

### 4 GATHER FUNDS

For up-front costs that come with renting.

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

### 5 APPLY FOR AN APARTMENT

30-60 Days

Before Moving

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

### 6 SIGN A LEASE

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

### 7 FIND MOVERS

And arrange dates.

### 8 FIND LONG-TERM PARKING

If you have a vehicle.

### 9 SIGN A LEASE

If you haven't already.

15-30 Days

Before Moving

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

### 11 CHANGE YOUR MAILING ADDRESS

### 12 TRANSFER OR CANCEL YOUR EXISTING UTILITIES

### 13 GET RENTER'S INSURANCE

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

### 14 PREP AND FIND FURNITURE



15

### INSPECT YOUR NEW APARTMENT



16

### GET WIFI



17

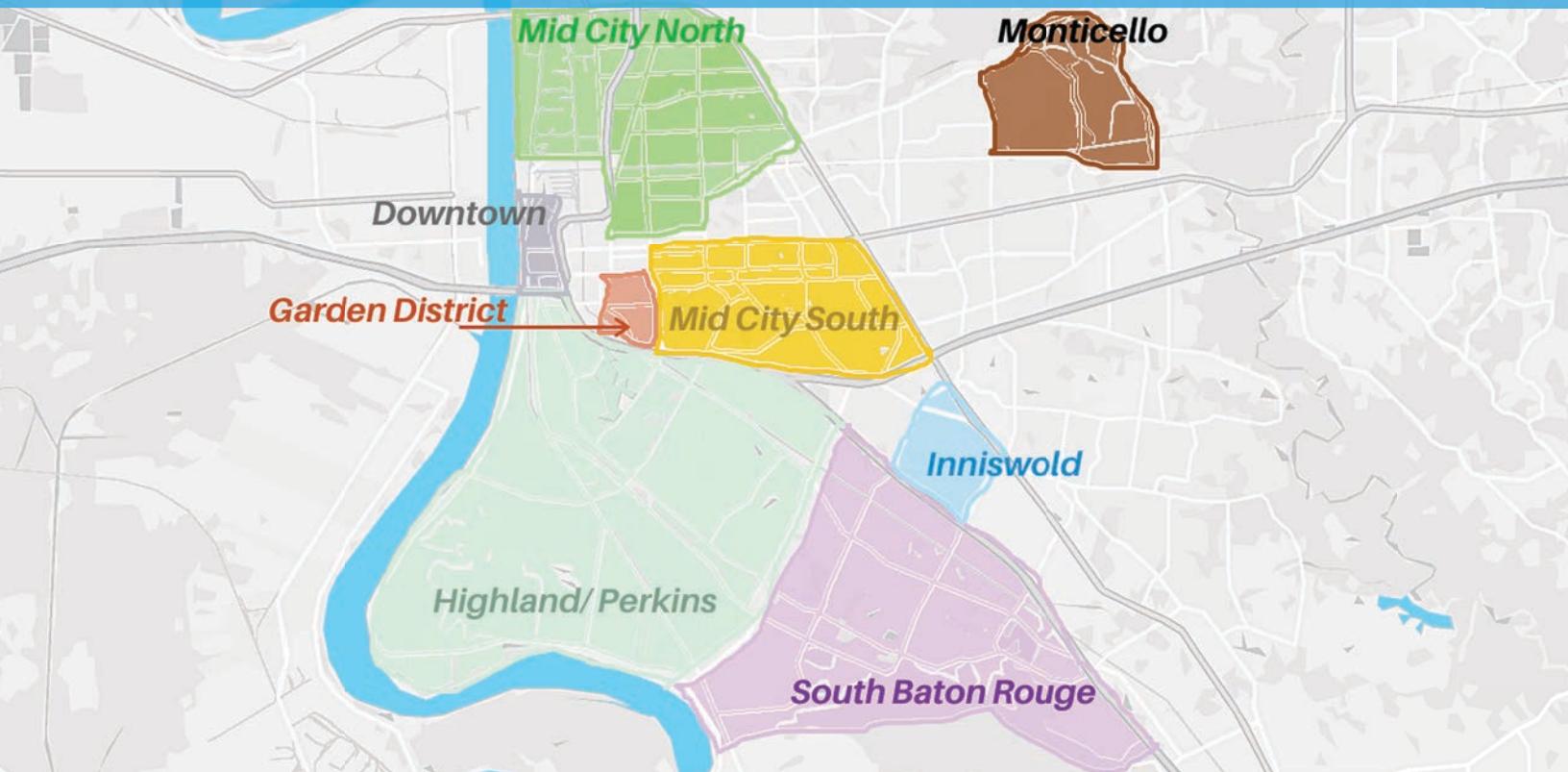
### SET UP A STUDY SPACE!

Right After

Moving

# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for LSU Graduate students



## 1 Highland/Perkins

75% of LSU Graduate students

Highland/Perkins is an extremely modern section of Baton Rouge with shopping centers, restaurants, and movie theatres. Between the museums and sports bars, there's an abundance of entertainment for every grad student in the area.

## 2 South Baton Rouge

10% of LSU Graduate students

South Baton Rouge is close enough to the action of Downtown while just far enough to have a dense suburban feel. This area is quieter than its surrounding neighborhoods which makes it a perfect place for families or individuals who want to escape the city's fast-paced lifestyle.

## Other Neighborhoods

less than 5% each

5 Garden District

6 Inniswold

7 Monticello

8 Mid City North

## 3 Mid City South

5% of LSU Graduate students

A vibrant and centrally located neighborhood that combines a mix of residential charm and bustling activity. Known for its diverse community and eclectic vibe, this area has become a hotspot for both families and young professionals. It is characterized by mid-century homes and a growing number of modern apartment complexes.

## 4 Downtown

5% of LSU Graduate students

Close to the action, and close to LSU. The neighborhood is home to a mix of students and young professionals who want to be in the heart of the action. It is a lively hub of culture, commerce, and history, featuring riverfront attractions, historic landmarks, vibrant nightlife, and a growing arts and dining scene.

HERONDOWNTOWN.COM

(225) 314-8021

625 CONVENTION ST,  
BATON ROUGE, LA 70802

- THE -

# HERON

DOWNTOWN

Spacious, Sunlit 1-2 Br Apartments

> CLICK HERE  
TO INQUIRE ABOUT LEASING

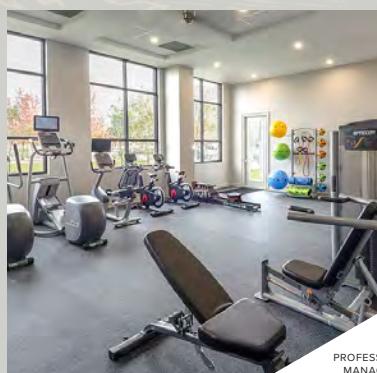


## LIVE SOMEPLACE LIVELY

Just off the banks of the Mississippi River, in the heart of downtown Baton Rouge, a new, amenity rich collection of homes, soars upwards.

HOTEL-STYLE  
AMENITIES  
& ELEGANT  
FINISHES

Rooftop Pool with Sun Ledge  
Cabana Lounge with Wet Bar  
Relaxation Courtyard  
Fitness Center  
Clubhouse, Coffee Bar, WiFi  
Business Lounge  
Secured Parking Garage  
Pet Grooming Area  
Imported Granite Countertops  
Whirlpool Appliances  
Large Walk-in Closets  
In-unit Washer and Dryer  
Private Covered Balconies



🎓 EASY ACCESS  
TO LSU CAMPUS

PROFESSIONALLY  
MANAGED BY:

**key.**

BROWSE OUR  
ENTIRE PORTFOLIO

> CLICK HERE



# Highland/Perkins

The Hub for LSU Students

## ABOUT HIGHLAND/PERKINS

The LSU campus is located in Highland/Perkins, making it an ideal location for students to live in. The neighborhood can be quiet during the week, but on weekends and game days it is full of bustling students and LSU fans. The neighborhood also provides its residents with many restaurants and bars.

LSU's Campus

Bars and Restaurants

Bustling Students

Game Days

## MEDIAN RENTS IN HIGHLAND/PERKINS

\$870

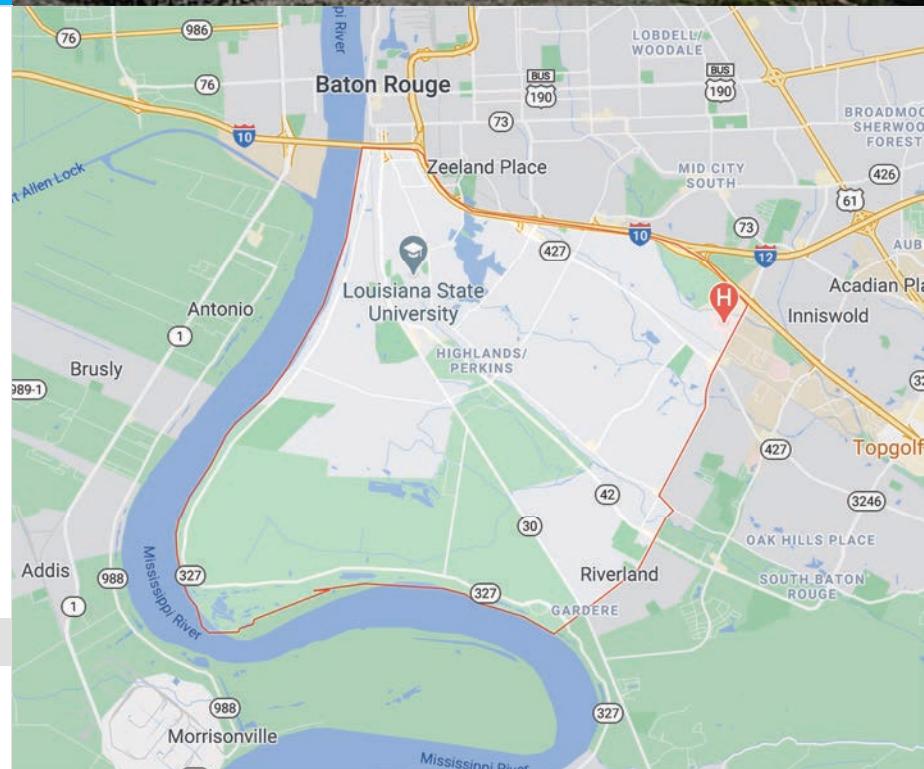
Studio

\$985

1 Bedroom

\$1,340

2 Bedroom



## WHAT RESIDENTS THINK ABOUT HIGHLAND/PERKINS



Review by [LSU Grad Student](#)

📍 5165 ETTA ST

Without traffic, it's like a ten-minute drive to campus; with traffic, it can get up to like 20-25. Right next to a Rouse's and some restaurants; very close to a CVS and a Walmart.



Review by [LSU Grad Student](#) 📍 SOUTHGATE CONDO

Great location - close to campus.

# South Baton Rouge

Dense Suburban Feel

## ABOUT SOUTH BATON ROUGE

South Baton Rouge is close enough to the action of Downtown and campus, but far enough to have a dense suburban feel. Being much quieter than its surrounding neighborhoods makes it a perfect place for families or individuals who want to escape the city's fast-paced lifestyle. There are many restaurants, grocery stores, and gas stations close; so everything you need is less than a five minute drive away.

Close to Campus

Family Friendly

Quite Neighborhood

### MEDIAN RENTS IN SOUTH BATON ROUGE

**\$675**

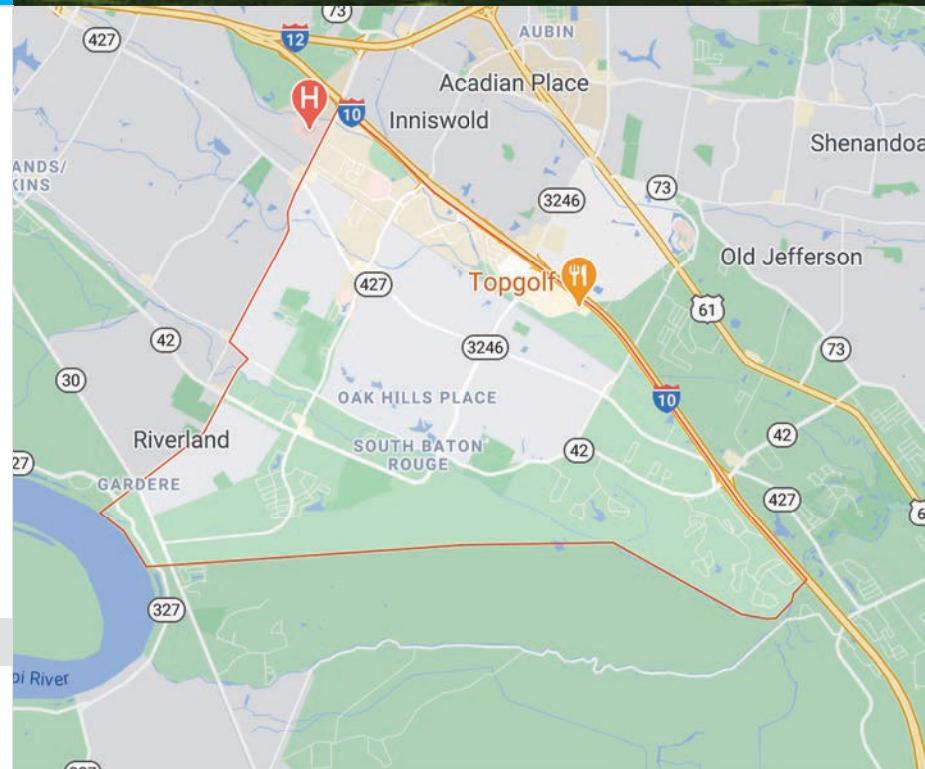
Studio

**\$860**

1 Bedroom

**\$1,060**

2 Bedroom



### WHAT RESIDENTS THINK ABOUT SOUTH BATON ROUGE



Review by [LSU Student](#) EVERGREEN @ TUSCANY V

Lots of shops, restaurants, churches, and walking trails nearby. The St George Culture Scene is hosted regularly nearby and features many local artists and small business owners.



Review by [LSU Student](#) CITISCAPE AT ESSEN

The apartment complex is very ducked off so it feels very safe. It is a gated apartment.



**TIGER DEN**  
APARTMENTS

**CLICK HERE  
TO INQUIRE  
ABOUT LEASING**



1, 2 & 3-Bedroom Apartments in Tigerland

# PREMIER GATED COMMUNITY NEAR LSU



**UNDER NEW MANAGEMENT**

**NEWLY RENOVATED UNITS WITH  
MOVE-IN SPECIALS AND GREAT PRICES!**

- Air Conditioning
- Large Closets for Ample Storage
- Modern Kitchen with a Refrigerator, Dishwasher, and Garbage Disposal
  - Cable Ready
  - W/D Hookups



**SWIMMING POOL**



**BASKETBALL COURT**



**DOG PARK**

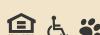
**GET IN TOUCH WITH US**

**□ (225) 326-1710**

**TigerDenApartments.com**

[leasing@tigerdenapartments.com](mailto:leasing@tigerdenapartments.com)

4445 Alvin Dark Ave, Baton Rouge, LA 70820



# Mid City South

Cozy Family-Friendly Neighborhood

## ABOUT MID CITY SOUTH

Mid City South is an excellent location for young professionals and grad students. There are plenty of bars and restaurants opening up that give locals a fun social scene. Residents also love the proximity to parks and outdoor recreation, which is great for fitness, pets, and kids.

Young Professionals

Artists

Bars and Restaurants

Close to Campus

## MEDIAN RENTS IN MID CITY SOUTH

**\$675**

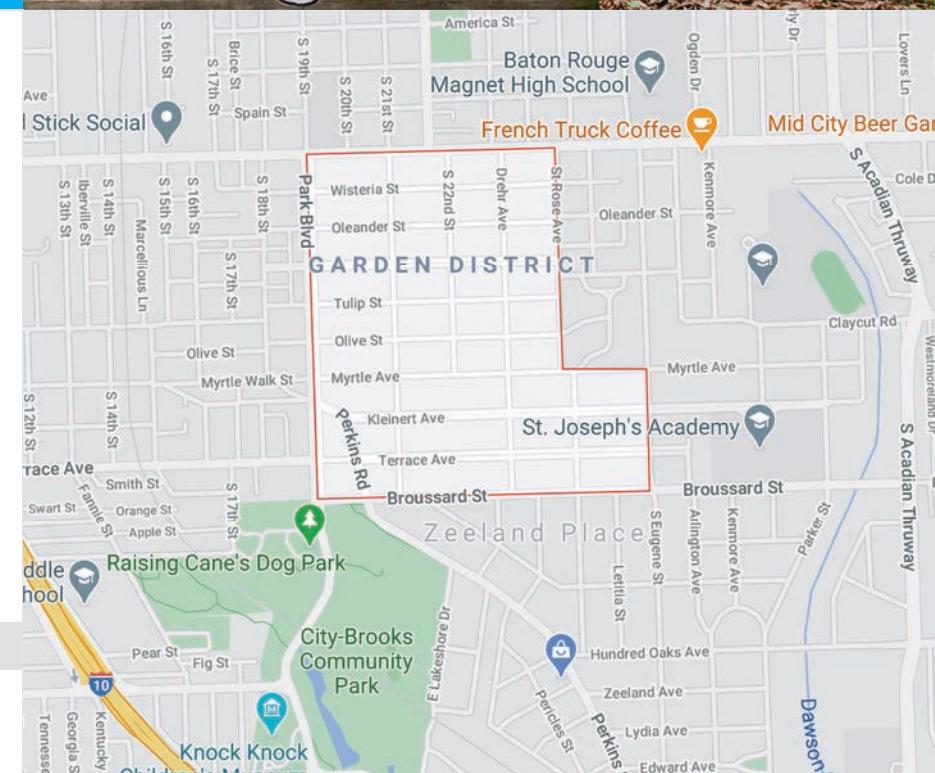
Studio

**\$985**

1 Bedroom

**\$1,215**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT MID CITY SOUTH



Review by **LSU Student**

THE WARWICK

Close to Whole Foods. Not on bus route and a bit far away from campus. It usually takes around 20 minutes to get to campus, sometimes less. This is a nice place to be if you want to avoid game day traffic preventing you from leaving your apartment.



Review by **LSU Student** D GATES @ CITIPLACE APT.

Lots of stuff to do and is very safe.

# Downtown

Living in the Heart of the Action

## ABOUT DOWNTOWN

Many LSU students prefer to go Downtown after class to study in the plentitude of coffee shops or go out at night to the exciting bars.

Living downtown means there is always something happening right outside your door.

There are spectacular bars and restaurants, entertaining live music and comedy clubs, and beautiful parks.

Active

Young

LSU Students

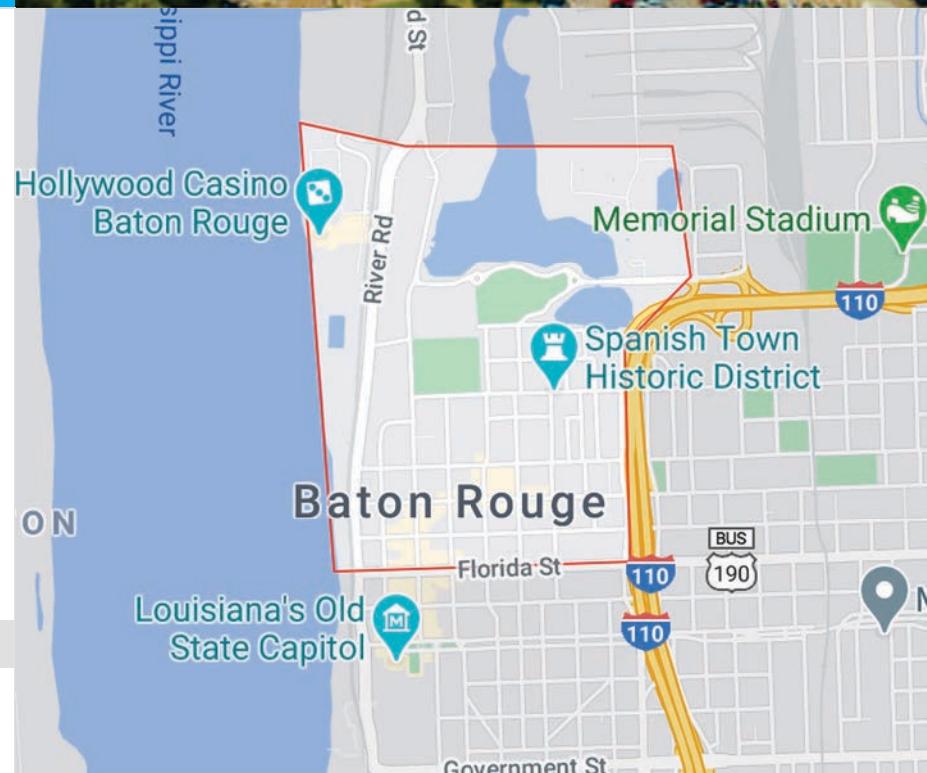
Short Commute

## MEDIAN RENTS IN DOWNTOWN

**\$919**  
Studio

**\$1,250**  
1 Bedroom

**\$1,400**  
2 Bedroom



## WHAT RESIDENTS THINK ABOUT DOWNTOWN



Review by **LSU Grad Student**

📍 LAKE TOWERS

Spanishtown is well-known for its inclusiveness and friendliness. Additionally, with close proximity to downtown, a lake, the capitol, and the river, there are plenty of sights to see around the area. It is 10mins from LSU campus, so having a car is recommended.



Review by **LSU Student**

📍 CAPITOL VIEW APTS

Great neighborhood, close to downtown, excellent for getting around the city, very walkable and friendly. Stray cats and fleas are an issue. Beautiful parks within walking distance.

EVERLYROUZAN.COM

□ (225) 635-8707

4850 Rouzan Square Ave,  
Baton Rouge, LA 70808

THE  
**EVERLY**  
AT ROUZAN

Airy, Light-filled Studio-3 Br Apartments

› CLICK HERE  
TO INQUIRE ABOUT LEASING

## A HOME THAT RISES ABOVE THE REST

The Everly is rich with amenities, magnificent personal living spaces, and situated perfectly in the desirable Rouzan neighborhood.

- Resort-Style Pool with Sun Ledges, Cabanas and Grilling Area
- Private Quiet Courtyard
- Fitness Center and Yoga Studio
- Maker's Studio for Creative Projects
- Supper Club Event Space
- Brick Hearth with TV and Fire Pit
- Access-Controlled Garage Parking and EV Charging
- Dog Run and Pet Spa

🎓 Easy Access to LSU Campus



PROFESSIONALLY  
MANAGED BY:

**key.**

BROWSE OUR  
ENTIRE PORTFOLIO

› CLICK HERE



# APARTMENT RATINGS

## KEY

••••	Excellent for a category	\$\$\$\$	\$1080+ per renter
•••	Great	\$\$\$	\$900- \$1079
••	Average	\$\$	\$780- \$899
•	Below average	\$	< \$780

\* 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
127 Clara Dr	Apt	9.0	\$			••••	•	••••	•••••	••••	••••
5 East	Apt	7.8	\$			••	•	•	•	•	••
5165 Etta St	Condo	8.0	\$			••	••••	••••	•	•	•••
Arlington Trace	Apt	8.4	\$			•••	••	••••	•••••	••••	••••
Atlas at Foresthaven	Apt	7.0	\$\$			••••	••••	••	••	••	••
Bayonne at Southshore	Apt	9.4	\$\$\$\$	✓	✓	✓	••••	••••	•••••	•••••	••••
Beau Chene Condominiums	Apt	9.3	\$\$\$	✓		••••	•••	••••	•••••	••••	••••
Bend On Bluebonnet	Apt	6.0	\$\$\$\$			••	••••	•	••	••	••
Blox At Brightside	Apt	7.4	\$			•••	•	•••	••	••	••
Bristol Place Apartments	Apt	7.2	\$\$		✓	••	••	••••	•	•	•••
Cambridge Apartments	Apt	6.6	\$	✓		••	••	••••	••••	••	••
Campus Crossings on Brightside	Apt	6.0	\$			••	••	••	••	••	••
Campus Crossings on Highland Road	Apt	8.2	\$			•••	•	••••	••	•••	•••
Cypress Park	Apt	10.0	\$\$		✓	••••	••••	••••	•••••	••••	••••
Dawson Park Apartments	Apt	9.0	\$\$\$\$			•••	•••	•••	•	•••	•••
Embassy Court Apartments	Apt	8.3	\$	✓		••••	••	•••	•••••	•••	•••
Evergreen at Tuscany Villas	Apt	9.9	\$\$		✓	••••	••••	••••	•••••	••••	••••
Goodrich	Apt	6.0	\$			••	••	••	•	•	••
Jefferson Arms	Apt	9.0	\$\$\$			••••	••••	••••	•••••	••••	••••
Jefferson Lakes Apartments	Apt	8.0	\$\$	✓	✓	•••	•••	••••	•	•	••
Lake Beau Pre	Apt	9.1	\$			•••	••	••••	•••••	••••	••••
Lake Towers Apartments	Apt	6.0	\$\$\$			••	•	•	•	•	••
Legacy Apartments	Apt	7.2	\$\$\$			••	•••	•	•••	•••	•••
Mansions In The Park Apartments	Apt	7.4	\$\$\$			•••	•••	••	•••	••	••

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

# APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Oakbrook Apartments	Apt	6.2	\$\$			••	•••	••	•••	••	••
Park Place Baton Rouge	Apt	6.7	\$			••	•••	••	•••	•••	•••
Retreat at Brightside	Apt	6.1	\$			••	•	•	•	•	••
River House Apartments	Apt	7.6	\$\$\$\$			•••	•••	•••	•••	•••	••
Sherwood Acres	Apt	6.0	\$			•••	••	•••	••	••	••
Southgate Condominiums	Apt	8.0	\$			••••	•••	•••	•••	•••	•••
Southgate Towers	Apt	6.0	\$\$\$\$			••	••	•	•••	•••	•••
The Arts at Bluebonnet Place	Apt	8.5	\$			••••	••••	•••	••••	•••	•••
The Cottages at Corporate	Apt	9.0	\$			••	••	•	•	•	••
The Cove at State Street	Apt	6.0	\$\$			••	•	•	•	•	••
The District	Apt	5.7	\$\$\$\$	✓		••	••	••	••	••	•••
The Enclave at Cedarlodge	Apt	7.8	\$			•••	••••	••	••	••	•••
The Establishment	Apt	9.8	\$\$	✓		••••	••••	••••	••••	••••	••••
The Everly at Rouzan	Apt	8.2	\$\$\$\$			••••	••••	••	•••	••••	
The Gates at CitiPlace Apartments	Apt	6.5	\$\$\$			••	•	•	••	••	••
The High Grove	Apt	8.6	\$\$\$			•••	•••	•••	••	••••	
The Hub at Baton Rouge Apartment Homes	Apt	6.0	\$			••	•	•	•	•	••
The Oliver Apartments	Apt	6.0	\$			••	••	••	••	••	••
The Venue at Northgate	Apt	6.0	\$\$\$			••	•	•	••••	••	
The Villas on Brightside	Apt	7.8	\$	✓	✓	•••	•••	•••	•••	•••	•••
Tiger Pointe	Apt	6.0	\$\$			••	•	•	••	••	••
Tradition at 777	Apt	6.3	\$\$			••	•••	•	•••	••	••
Wildwood Baton Rouge Apartments	Apt	8.2	\$			••	••••	•••	••••	••	

## 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

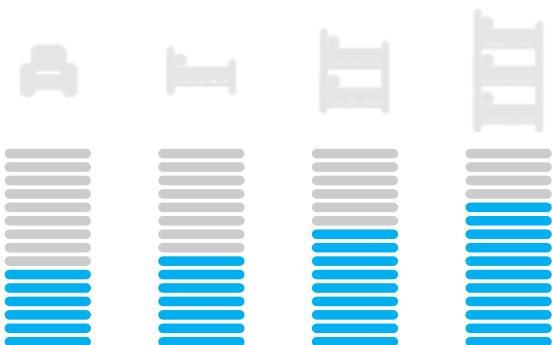
Buildings with the most LSU Graduate students

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

What students typically look for:



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



Studio	1 BR	2 BR	3 BR
\$715	\$910	\$1,040	\$1,500

## TOP 5

1 <sup>st</sup>	THE VILLAS ON BRIGHTSIDE	10+ PEOPLE
2 <sup>nd</sup>	EMBASSY COURT APARTMENTS	8+ PEOPLE
3 <sup>rd</sup>	BAYONNE AT SOUTHSORE	7+ PEOPLE
4 <sup>th</sup>	BEAU CHENE CONDOMINIUMS	5+ PEOPLE
5 <sup>th</sup>	CAMBRIDGE APARTMENTS	3+ PEOPLE

1<sup>st</sup>

### THE VILLAS ON BRIGHTSIDE

Highlands/Perkins

\$

10+  
PEOPLE



#### Review by **LSU Graduate Student**

"I've been living at Villas at Brightside for 2.5 years, and it's been a good experience overall. The property has a nice pool, a convenient bus stop, and is about a 10-minute drive to LSU, making it ideal for families and couples. The buildings are older, and while some units have been renovated, others could use updates. Management is responsive, and the maintenance team is friendly. The neighborhood is decent and generally quiet."

2<sup>nd</sup>

### EMBASSY COURT APARTMENTS

Highlands/Perkins

\$

8+  
PEOPLE



#### Review by **LSU Graduate Student**

"Very decent apartments. No noise. Close to Walk-Ons, Lit Pizza, Subway, Taco Bell on Burbank side of apartments, walking distance to campus, 10 min. walk to Chemistry and Life sciences building. 5 mins walk to PFT, Campus transit stops right outside the apartment."

3<sup>rd</sup>

### BAYONNE AT SOUTHSORE

Highlands/Perkins

\$\$\$\$

7+  
PEOPLE



#### Review by **LSU Graduate Student**

"While Bayonne is not affordable for everyone, if you can live there, DO IT! My neighbors are amazing, the management is so kind, the working crew always have a joke to share, and everyone just genuinely cares about you. It is the safest I have ever felt in an area and I feel comfortable to walk around with the dog in the back area, no matter the time at night. It is the perfect place to live."

# HIGHEST RATED

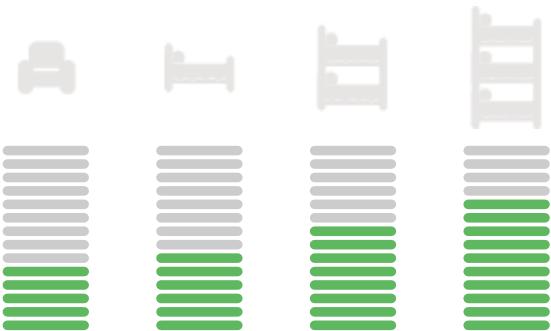
Buildings with the best overall ratings

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

What the highest-rated properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$915	\$1,110	\$1,240	\$1,700

## TOP 5

1 <sup>st</sup>		CYPRESS PARK	10.0	OVERALL RATING
2 <sup>nd</sup>		EVERGREEN AT TUSCANY VILLAS	9.9	OVERALL RATING
3 <sup>rd</sup>		THE ESTABLISHMENT	9.8	OVERALL RATING
4 <sup>th</sup>		BAYONNE AT SOUTHSHERE	9.4	OVERALL RATING
5 <sup>th</sup>		BEAU CHENE CONDOMINIUMS	9.3	OVERALL RATING

1<sup>st</sup>

### CYPRESS PARK

Baton Rouge

\$\$

10.0  
OVERALL  
RATING



#### Review by *LSU Graduate Student*

"I've been at Cypress Park for over a year now and I love it. It's definitely more family friendly, but great for people on a budget. Right next to 12 which is a straight shot to campus, but at busier times it can take about 30 minutes to get to school."

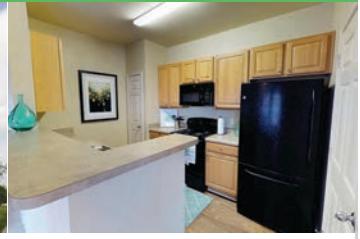
2<sup>nd</sup>

### EVERGREEN AT TUSCANY VILLAS

South Baton Rouge

\$\$

9.9  
OVERALL  
RATING



#### Review by *LSU Graduate Student*

"I really enjoy living in my apartment complex. When I transitioned into grad school I was stressed about where I wanted to live. A friend of mine had lived in this complex for a few months before I moved here, and she encouraged me to move out here. I have enjoyed my experience thus far and look forward to being in this complex for years to come."

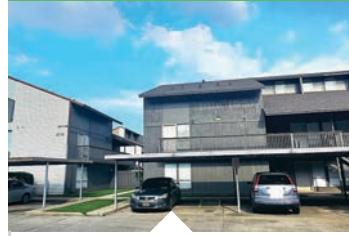
3<sup>rd</sup>

### THE ESTABLISHMENT

Highlands/Perkins

\$\$

9.8  
OVERALL  
RATING



#### Review by *LSU Graduate Student*

"It's been great! wonderful neighbors here and the staff are really good about addressing problems. Maintenance issues are addressed quickly and professionally and the guys are really kind. Pool is well maintained and it's a nice quiet place to live"

# BEST FOR AMENITIES

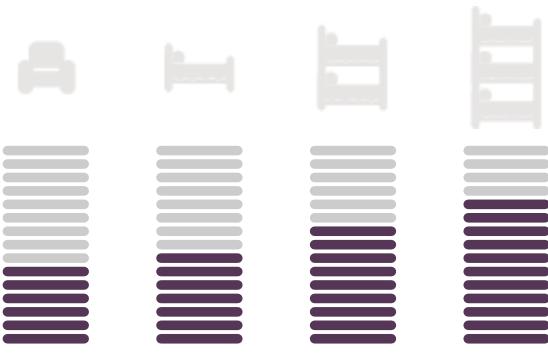
Highest-rated properties for amenities

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

What top amenity properties typically offer:



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



Studio \$1,015    1 BR \$1,210    2 BR \$1,340    3 BR \$1,800

## TOP 5

1 <sup>st</sup>		EVERGREEN AT TUSCANY VILLAS	10.0 AMENITY RATING
2 <sup>nd</sup>		JEFFERSON ARMS	9.9 AMENITY RATING
3 <sup>rd</sup>		THE ESTABLISHMENT	9.8 AMENITY RATING
4 <sup>th</sup>		BAYONNE AT SOUTHSHERE	9.3 AMENITY RATING
5 <sup>th</sup>		5165 ETTA ST	9.0 AMENITY RATING

1<sup>st</sup>

EVERGREEN AT TUSCANY VILLAS  
South Baton Rouge

\$\$

10.0  
AMENITY  
RATING



Review by *LSU Graduate Student*

"Such a clean and well-maintained community. It's very quiet and peaceful with so many amenities. The management does a great job keeping the grounds and buildings up."

2<sup>nd</sup>

JEFFERSON ARMS  
Baton Rouge

\$\$\$

9.9  
AMENITY  
RATING



Review by *LSU Graduate Student*

"Very spacious apartment with safe, clean grounds. Neighbors are mostly families with children. Inexpensive for a 4 bedroom. In-unit laundry, lots of parking, nice faux wood flooring and black appliances. Plenty of storage"

3<sup>rd</sup>

THE ESTABLISHMENT  
Highlands/Perkins

\$\$

9.8  
AMENITY  
RATING



Review by *LSU Graduate Student*

"This is a really fair and nice place to live! The maintenance team and management treat everyone equally and make sure things are handled fairly. There's a lot of diversity here, and everyone gets along really well with their neighbors"

# BEST FOR VALUE

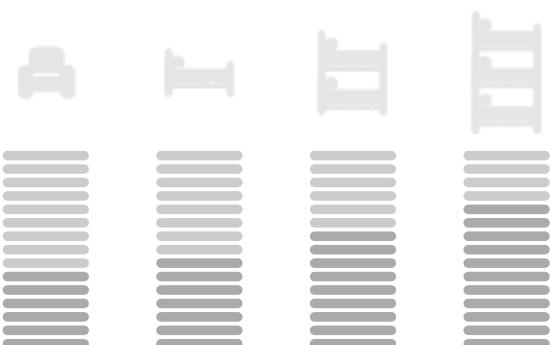
Highest-rated properties for value

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

What top value properties typically offer:



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



Studio	1 BR	2 BR	3 BR
\$515	\$710	\$840	\$1,300

## TOP 5

1 <sup>st</sup>		CYPRESS PARK	10.0	VALUE RATING
2 <sup>nd</sup>		EVERGREEN AT TUSCANY VILLAS	9.9	VALUE RATING
3 <sup>rd</sup>		JEFFERSON ARMS	9.7	VALUE RATING
4 <sup>th</sup>		SHERWOOD ACRES	9.6	VALUE RATING
5 <sup>th</sup>		THE ESTABLISHMENT	9.5	VALUE RATING

1<sup>st</sup>

### CYPRESS PARK

Baton Rouge

\$\$

10.0  
VALUE RATING



#### Review by *LSU Graduate Student*

"Very responsive management, spacious apartment with great view for low price, safe area, gated, a bit farther from LSU but easy to access with the interstate (approx 20 minutes to campus)"

2<sup>nd</sup>

### EVERGREEN AT TUSCANY VILLAS

South Baton Rouge

\$\$

9.9  
VALUE RATING



#### Review by *LSU Graduate Student*

"I love that I am close to everything I need (groceries, shopping, I-10) and yet it feels so tucked away and quiet here."

3<sup>rd</sup>

### JEFFERSON ARMS

Baton Rouge

\$\$\$

9.7  
VALUE RATING



#### Review by *LSU Graduate Student*

"I love this apartment. It's quiet, affordable, clean... everything you really could want in an apartment. There are lots of families that live here, and lots of people with pets. I love that I feel safe walking my dog in the middle of the night. It's great for grad students too, there's plenty of quiet to hunker down and study."



# Juno



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

Juno is a collective bargaining group started by HBS students that has successfully negotiated discounts for students since 2018.

Sign up for free

<https://juno.us/gapt>

As featured in



TechCrunch

THE WALL STREET JOURNAL

The Boston Globe



ABOVE THE LAW





# 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 LSU Graduate 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.

# International Student

## Guide to Renting

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

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



### 1 Start Early



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

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

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

### 2 Documents You'll Need

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



#### PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



#### PASSPORT

And visa information



#### PROOF OF FINANCIAL STABILITY

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

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



#### GUARANTOR

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

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

3

## Credit History

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



### BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

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



### FIND A CO-SIGNER

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

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

4

## Utilities and Up-Front Costs

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

### SECURITY DEPOSITS



Equivalent to:

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

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



- Gas
- Water
- Electricity
- WiFi

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

5

## Know Your Rights

Tenant rights differ depending on where you are renting.

Familiarize yourself with local rental laws, including:

### SECURITY DEPOSITS

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



### MAINTENANCE

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



### EVICTION

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



## 6 Understand Lease Terms



### LEASE LENGTH

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

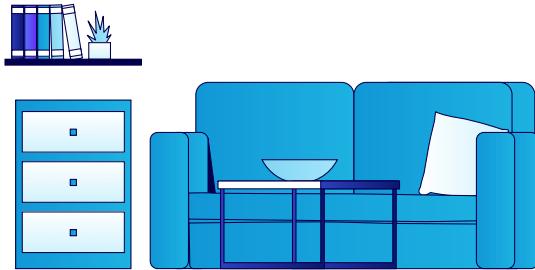


### RENT PAYMENT

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

## 7 Furnishing Your Apartment

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



### FURNITURE

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



### SHORT-TERM RENTALS

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



### BE WARY OF SCAMS

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



### COMMUNICATE CLEARLY

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

QUESTIONS?



CONTACT@VERYAPT.COM

# READY TO MOVE?

For more detailed reviews and  
personalized recommendations,  
visit our website below:

GET  
STARTED!