REVIEWS AND ADVICE FROM 300+ CURRENT STUDENTS

CORNELL JOHNSON MBA

HOUSING GUIDE 2019

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

VeryApt

Intelligent Apartment Search
Where Cornell Johnson MBA students live

- 55% Belle Sherman
- 20% Downtown
- 10% Cornell Heights
- 5% University Hill
- 10% Other (<5% each)

Who Cornell Johnson MBA students live with

- 45% Alone
- 25% Spouse/partner
- 30% Roommate (excluding spouse/partner)

17% of Cornell Johnson MBA students live with pets

What type of properties Cornell Johnson MBA students live in

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

What size residences Cornell Johnson MBA students live in

- 45% One bedrooms
- 35% Two bedrooms
- 10% Three or more bedrooms
- 10% Studios

Distribution of property ratings

- 15% 0 - 6.9
- 20% 7 - 7.9
- 30% 8 - 8.9
- 35% 9+

Average rent by apartment size

- $1,050 Studio
- $1,295 1BR
- $1,900 2BR
- $2,250 3BR

Rent versus own

- 99% Rent
- 1% Own

Commute methods

- 45% Public Transit
- 45% Walking
- 8% Driving
- 2% Biking
### 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

The final version of this guide was completed on 3/15/19. All of the data in this guide are based on feedback from real renters in Ithaca. 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 Cornell Johnson MBA 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; nor those of the Samuel Curtis Johnson Graduate School of Management at the Cornell SC Johnson College of Business. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
Rent with Confidence

**Time Savers**

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

**Concierge Service**

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

**Intelligent Search**

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

**Trusted Reviews**

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

**WHY WE STARTED VERYAP**

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, Philadelphia
juliar@veryapt.com
ITHACA NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Cornell Johnson MBA students

1 Collegetown/ Belle Sherman

55% of Cornell Johnson MBA students

Collegetown and Belle Sherman are the most popular neighborhoods for Johnson MBA students - the outgoing social scene and easy commute to class are a few reasons why. You’ll find that a large number of grad students live here.

2 Downtown

20% of Cornell Johnson MBA students

Downtown is Ithaca’s center for shopping, dining, and nightlife. There’s always something fun to do, but the cost of living is a bit higher. That said, living in this area will make your commute to class short and easy.

3 Cornell/ Cayuga Heights

10% of Cornell Johnson MBA students

Cornell Heights consists mostly of campus dorms, Greek houses, and campus-owned apartments. Alternatively, Cayuga Heights is a great option for those looking to save on rent and live in a more quiet area.

4 University Hill

5% of Cornell Johnson MBA students

University Hill/Fall Creek is a community of rental houses just west of campus. Consider it a more quiet and slower-paced alternative to Collegetown.

Other Neighborhoods

5 Northeast Ithaca

6 West End (West Hill)

7 East Ithaca
COLLEGETOWN/ BELLE SHERMAN
Walk to class and live in a community of graduate students

LOCATIONS AND FEATURES
The Collegetown/Belle Sherman area is located just below Cornell's campus and Cascadilla Creek, and extends south to East State Street. From east to west, it begins at Vine Street and carries to Stewart Avenue. Traditionally, this region is divided by Belle Sherman to the southeast, and Collegetown to the northwest.

Collegetown and Belle Sherman are by far the most popular neighborhoods for Johnson MBA students. Students typically appreciate the short walk to class and the active social scene. There are several nice apartment buildings in the area, and the high quality of living and convenience to class tend to boost the cost of rent.

WHAT'S GREAT
✔️ Easy walk to class
✔️ Active social life
✔️ Plenty of graduate students
✔️ Feels safe

WHAT COULD BE BETTER
✖️ Grocery stores are far away
✖️ Gets loud at times
✖️ Rent can be more expensive

GETTING TO SAGE HALL

<table>
<thead>
<tr>
<th>Walking</th>
<th>Biking</th>
<th>Driving</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 - 25 Minutes</td>
<td>5 - 10 Minutes</td>
<td>20 - 30 Minutes</td>
<td>Under 10 Minutes</td>
</tr>
</tbody>
</table>

SIGNATURE SPOTS
Grocery
P & C Fresh, 7-11, GreenStar Co-op

Restaurants
Ruloff's, Collegetown Bagels, Agava, College Town Pizza

Shopping
The Cornell Store

Entertainment
Level B, Cornell Cinema

Fitness
Noyes Fitness Center

Parks
E Ithaca Recreation Way, Strawberry Fields
DOWNTOWN
Enjoy Ithaca’s restaurants, bars, and shops

LOCATIONS AND FEATURES
Downtown is the area surrounding the loop of roads in the center of Ithaca that includes West Seneca Street (to the north), West Green Street (to the south), East M.L.K. Jr. Street (to the east), and North Meadow Street (to the west).

Downtown is Ithaca’s hub for dining, shopping, nightlife, and entertainment. There’s a solid amount of graduate students who live in a selection of luxury apartment buildings in Downtown. The walk to class is a bit longer, but students can speed up the commute by taking the TCAT (usually Route 10).

WHAT'S GREAT
✔ Great restaurants and bars
✔ Plenty of shops
✔ Nice selection of apartment buildings
✔ Plenty of graduate students

WHAT COULD BE BETTER
✖ Longer walk to class
✖ Higher cost of living
✖ Street noise
✖ Parking can be expensive

GETTING TO SAGE HALL

<table>
<thead>
<tr>
<th>Walking</th>
<th>Biking</th>
<th>Bus</th>
<th>Car</th>
</tr>
</thead>
</table>

SIGNATURE SPOTS

Grocery
GreenStar Co-op

Entertainment
Lot 10, The Westy, Cinemapolis

Restaurants
Bickering Twins, Ithaca Ale House, Viva Taqueria, Just a Taste

Fitness
Finger Lakes Fitness Center, Blackbird Yoga, CrossFit of Ithaca

Shopping
Ithaca Commons, Dewitt Mall

Parks
Washington Park, Dewitt Park
CORNELL HEIGHTS/CAYUGA HEIGHTS

Live on campus in Cornell Heights or escape to a more quiet place in Cayuga Heights.

LOCATIONS AND FEATURES
Cornell Heights is the area of campus north of Fall Creek. Farther north, Cornell Heights transitions into Cayuga Heights. These neighborhoods are generally bound by Pleasant Grove Road to the east and the Finger Lakes to the west.

Cornell Heights consists mostly of campus dorms, Greek houses, and campus-owned apartments and offers a relatively quick commute to Sage Hall. Alternatively, Cayuga Heights is a great option for those looking to save on rent and live in a more quiet area. Cayuga Heights is a bit farther from class so many students opt to take the TCAT to class.

WHAT'S GREAT
- Community of students in Cornell Heights
- Easily walk to Sage Hall
- Cheaper rent in Cayuga Heights
- More quiet in Cayuga Heights

WHAT COULD BE BETTER
- Party noise in Cornell Heights
- Limited grocery options in Cornell Heights
- Cayuga Heights is farther from class

GETTING TO SAGE HALL

- Walking: 30 - 40 Minutes
- Biking: 20 - 25 Minutes
- TCAT: 35 - 45 Minutes
- Driving: About 15 Minutes

SIGNATURE SPOTS

Grocery
- Target, BJ's, TOPS

Restaurants
- Ned's Pizza, The Heights, SUMO

Shopping
- The Shops at Ithaca Mall

Entertainment
- Regal Cinemas Ithaca Mall 14, K-HOUSE Karaoke Lounge

Fitness
- Island Health & Fitness, Planet Fitness, Ultimate Athletics

Parks
- Stewart Park
UNIVERSITY HILL/ FALL CREEK

Scenic residential neighborhood just west of campus

LOCATIONS AND FEATURES

The University Hill/Fall Creek area is located just west of campus. It’s bound by Stewart Avenue to the east and North Aurora Street to the west. From north to south, it begins at Fall Creek and ends at Cascadilla Creek.

Like Collegetown and Belle Sherman, the University Hill/Fall Creek area is accessible to campus and has plenty of students. That said, students living here tend to live in houses and usually pay less for rent. Many students consider University Hill/Fall Creek to be a more quiet alternative to the other popular neighborhoods bordering campus.

WHAT'S GREAT

✔ Close to campus
✔ Community of students
✔ Rent tends to be cheaper
✔ Fairly quiet

WHAT COULD BE BETTER

❌ Farther from restaurants and nightlife
❌ Few nearby grocery options
❌ Finding parking can be difficult

GETTING TO SAGE HALL

10 - 20 Minutes
5 - 10 Minutes
15 - 25 Minutes
Under 10 Minutes

SIGNATURE SPOTS

Grocery
5 - 15 minute walk to grocery stores downtown (GreenStar Co-op, Wegman’s, etc.)

Entertainment
5-15 minute walk to bars and theaters downtown (Lot 10, The Westy, Cinemapolis, etc.)

Restaurants
Hot Truck (food truck), Lincoln Street Diner, Northstar House

Fitness
Noyes Fitness Center, The Pilates Room

Shopping
Hickey’s Music Center, Kinney Drugs

Parks
Libe Slope, Ithaca Falls
SEEE WHAT’S NEW
in ITHACA COMMONS

APARTMENT FEATURES
Stainless Steel Appliances • Quartz Countertops
Custom Cabinetry • Glass Tile Backsplash
In-home Washer & Dryer • Plank Flooring
LED Lighting • USB Wall Outlet
Furniture Packages Available

COMMUNITY AMENITIES
Rooftop Terrace • Fitness Center
Yoga & Multifunctional Studio • Clubhouse
Filtered Water Stations on Every Floor
Dog-washing Stations on Every Floor • Bike Storage
Electric Car Charging Stations • Cats & Dogs Welcome
(Breed Restrictions & Fees Apply)

www.CityCentreIthaca.com/VA • (833) 642-3065
301 East State Street | Leasing Office: 210 East State Street | Ithaca, NY 14850
<table>
<thead>
<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
<th>Social</th>
<th>Safety</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>106 Valentine Place</td>
<td>7.1</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>112 113 Valentine Place</td>
<td>8.1</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>140 Seneca Way</td>
<td>9.7</td>
<td>$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>911 East State Street</td>
<td>7.6</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Candlewyck Park Apartments</td>
<td>7.9</td>
<td>$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carriage House Apartments</td>
<td>8.0</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Casa Roma</td>
<td>6.1</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cayuga Place</td>
<td>8.3</td>
<td>$$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Center Ithaca</td>
<td>8.0</td>
<td>$$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coal Yard Apartments</td>
<td>8.6</td>
<td>$$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collegetown Terrace</td>
<td>7.7</td>
<td>$$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commons West</td>
<td>6.8</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fairview</td>
<td>8.0</td>
<td>$$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hasbrouck Apartments</td>
<td>8.8</td>
<td>$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lansing West Apartments</td>
<td>8.2</td>
<td>$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lofts @ Six Mile Creek</td>
<td>9.2</td>
<td>$$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Wood Apartments</td>
<td>8.7</td>
<td>$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quarry Arms</td>
<td>6.5</td>
<td>$$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>University Park Apartments</td>
<td>6.7</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

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

- Fiber backbone, high-speed Internet available
- On-site management office
- Business Center services
  (Postage, small quantity printing, copying and faxing)
- Management will accept package delivery for tenants
- Online maintenance order requests
- 24/7 coin operated laundry on premises
- Membership to Finger Lakes Fitness Center
  (located in the building)
- Storage units available - call for rates
- Furnished apartments available
  $175/mth for 1 bedroom and $250/mth for 2 bedroom

171 E. STATE ST.
ITHACA, NY 14850

The award-winning Center Ithaca offers 62 postmodern apartments in the heart of downtown Ithaca. Apartment types include studios, lofts, one bedroom and two bedrooms.

Greenhouses, skylights, patio access, and lovely city views throughout the building bring added enjoyment to living in this mixed-use center. Easy access to the bus lines to both Cornell and Ithaca College offers gets you to where you need to go.

TRAVISHYDE.COM
TOURS/INQUIRIES (607) 272-5275
MOST POPULAR

Buildings with the most Cornell Johnson MBA students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

✔ Lots of Cornell Johnson MBA students
✔ Excellent location
✔ Reasonably-priced apartments with solid amenities

AVERAGE RENT PRICES FOR THE MOST POPULAR PROPERTIES:

<table>
<thead>
<tr>
<th>Type</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,210</td>
</tr>
<tr>
<td>1 BR</td>
<td>$1,490</td>
</tr>
<tr>
<td>2 BR</td>
<td>$2,070</td>
</tr>
<tr>
<td>3+ BR</td>
<td>$2,560</td>
</tr>
</tbody>
</table>

TOP 5

1st

COLLEGETOWN TERRACE
Belle Sherman, 112 Valentine Pl

$$$
20+ PEOPLE

Review by Cornell Johnson MBA Student
“Best place for people without a car. You can walk to campus, collegetown, and Ithaca Commons. They also provide a free shuttle to campus and back and to the grocery store on the weekends. There are also a lot of MBAs in the building.”

2nd

COAL YARD APARTMENTS
Belle Sherman, 143 Maple Ave

$$$
15+ PEOPLE

Review by Cornell Johnson MBA Student
“Well-priced apartments in walking distance to Sage Hall (82 Bus stop out front in the winter); Management does a great job to plow when it snows and the rent includes internet. Great price relative to some of the newer constructed apartments.”

3rd

CENTER ITHACA
Downtown Ithaca, 171 E State St

$$$
10+ PEOPLE

Review by Cornell Johnson MBA Student
“Great price for size of apartment (but limited storage). Very convenient location near 2 major bus stops downtown. Older building with an outdated layout but includes membership to gym in basement of the building.”

4th

CAYUGA PLACE

5+ PEOPLE

CANDLEWYCK PARK APARTMENTS

5+ PEOPLE
NEWLY CONSTRUCTED TOWNHOMES
Adjacent to Cornell with On-Site TCAT Bus Stop

Everything about Ithaca’s newest townhome community is designed to provide students with a one-of-a-kind living experience — quality off-campus housing steps from Cornell and only minutes to shopping, dining, the Commons, beautiful parks, downtown nightlife, and more. Live the good life with us!

COMMUNITY AMENITIES
- Professionally owned and managed
- Newly constructed community
- Convenient location to the best Ithaca hot spots
- Walking distance to Cornell University
- On-site TCAT bus stop
- Adjacent to the Cornell Botanic Gardens
- Outdoor pavilion and kitchen
- Pet friendly with dog washing station and multiple dog parks
- LEED certified

APARTMENT AMENITIES
- Fully furnished townhomes
- Front and backyard patios
- Energy Star® stainless steel appliances (full-size refrigerator, oven, and stove with built-in microwave)
- Washer and dryer
- Spacious kitchens with full-size pantry
- Utilities included (water/sewer, internet, cable, trash, recycling)
- Resident portal (rent payments, maintenance requests, etc.)
- Split controls for air conditioning and heating

LEASING NOW!

802 Dryden Road, Ithaca, NY 14850 • ivyridgetownhomes.com
(607) 277-6961 • info@ivyridgetownhomes.com
HIGHEST RATED

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

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

AVERAGE RENT PRICES FOR THE HIGHEST RATED PROPERTIES:

<table>
<thead>
<tr>
<th>Type</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$1,290</td>
<td>$1,490</td>
<td>$2,060</td>
<td>$2,700</td>
</tr>
</tbody>
</table>

TOP 5

1

LOFTS @ SIX MILE CREEK

Central Business District

$4,400

OVERALL RATING

9.2

Review by Cornell Johnson MBA Student

“I’ll be sad to leave my spacious one-bedroom at the Six Mile Lofts. Fantastic space. The proximity to the Green St. bus stop can’t be beat, and they were able to get me a rare 13-month lease to fit my graduate program duration.”

2

NORTH WOOD APARTMENTS

Ithaca

$4,200

OVERALL RATING

8.7

Review by Cornell Johnson MBA Student

“Great place for families or if you want a bigger apartment for yourself. A lot of closet and storage space. Bus stop within the complex with direct bus to Sage Hall. Very responsive maintenance team. Generally have move in offers.”

3

CAYUGA PLACE

Central Business District

$4,100

OVERALL RATING

8.3

Review by Cornell Johnson MBA Student

“The apartment has a fantastic location with all the restaurants less than 5 minutes away. The bus stop is right outside the building so that you do not have to walk in the cold weather.”

4

FAIRVIEW

Central Business District

$4,000

OVERALL RATING

8.0

5

CANDLEWYCK PARK APARTMENTS

Central Business District

$3,900

OVERALL RATING

7.9
OFF-CAMPUS APARTMENTS
Near Cornell & Ithaca College

GUN HILL RESIDENCES

Studio, One, Two, Three, & Four-bedroom Furnished Apartments

AMENITY HIGHLIGHTS
- On-site Laundry Facilities
- Convenient On-site Package Lockers
- FREE High-speed Internet
- FREE HD Cable with 200 Channels
- FREE Shuttle Service to Campus
- FREE Fitness Center
- Cats & Dogs Welcome (Breed Restrictions & Fees Apply)

Bus runs Monday-Friday from 7:30 a.m.-11 p.m. and Saturday from 9 a.m.-1 p.m. to Collegetown, Campus, and Shopping!

www.GunHillApts.com • (607) 277-2743
210 Lake Street | Ithaca, NY 14850
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
- Feels like a bargain

AVERAGE RENT PRICES FOR THE BEST FOR VALUE APARTMENTS:

<table>
<thead>
<tr>
<th>Type</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$950</td>
</tr>
<tr>
<td>1 BR</td>
<td>$1,010</td>
</tr>
<tr>
<td>2 BR</td>
<td>$1,700</td>
</tr>
<tr>
<td>3 BR</td>
<td>$2,400</td>
</tr>
</tbody>
</table>

TOP 5

1st
CANDLEWYCK PARK APARTMENTS
Northwest Ithaca

Review by Cornell Johnson MBA Student
“Extremely fast maintenance service and landlord response time. It is a little far from campus but is fairly priced and an easy bus ride to campus.”

2nd
UNIVERSITY PARK APARTMENTS
Northeast Ithaca, 87 Uptown Rd

Review by Cornell Johnson MBA Student
“It was certainly one of the best in terms of location, size, and price combined. It is right near the mall, right near a bus stop, right near some running trails, and a pretty good size.”

3rd
LANSONG WEST APARTMENTS
Ithaca, 2250 N Triphammer Rd

Review by Cornell Johnson MBA Student
“The price for 1B and 2B are very similar. If you can find someone to share, it is very affordable. In addition, it is in the walking distance to a big grocery store and Ithaca mall. You don’t need to take Uber for shopping. I rent a second floor 1B. It has a big balcony, I highly recommend the second floor or above, because Ithaca is too cold in winter. BTW, it allows cats.”
Do something smart before class even starts

You're here to make big things happen, and we're here to help. That's why our loans come with rates starting at 5.48% APR\(^1\), which beat the Federal Grad PLUS loan to help you save thousands\(^2\).

Plus, with no cosigner required and no prepayment penalties, you can stay in control of your financial future.

Apply today
commonbond.mba/veryapt

Alex
CommonBond Member
Wharton Graduate

\(^1\) Variable rates may increase after consummation.
\(^2\) Based on a $50,000 loan amount.
Offered terms are subject to change and state law restriction.
Loans are offered through CommonBond Lending, LLC (NMLS #1175800).
**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

### AVERAGE RENTS FOR HIGHEST-RATED PROPERTIES FOR AMENITIES:

<table>
<thead>
<tr>
<th>Type</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$1,450</td>
<td>$1,850</td>
<td>$1,240</td>
<td>$3,070</td>
</tr>
</tbody>
</table>

### TOP 5

<table>
<thead>
<tr>
<th>Rank</th>
<th>Property Name</th>
<th>AMENITY RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st</td>
<td>LOFTS @ SIX MILE CREEK</td>
<td>9.4</td>
</tr>
<tr>
<td>2nd</td>
<td>NORTH WOOD APARTMENTS</td>
<td>9.2</td>
</tr>
<tr>
<td>3rd</td>
<td>CAYUGA PLACE</td>
<td>9.1</td>
</tr>
<tr>
<td>4th</td>
<td>FAIRVIEW</td>
<td>8.8</td>
</tr>
<tr>
<td>5th</td>
<td>CANDLEWYCK PARK APARTMENTS</td>
<td>8.5</td>
</tr>
</tbody>
</table>

---

**LOFTS @ SIX MILE CREEK**

Review by Cornell Johnson MBA Student

“I’ll be sad to leave my spacious one-bedroom at the Six Mile Lofts; the space is big and bright and well-appointed, and I enjoy the stunning view of the creek and Cornell on the hill as I work from my desk in front of the floor-to-ceiling windows.”

**NORTH WOOD APARTMENTS**

Review by Cornell Johnson MBA Student

“Great place for families or if you want a bigger apartment for yourself. A lot of closet and storage space. Bus stop within the complex with direct bus to Sage Hall. Very responsive maintenance team. Generally have move-in offers.”

**CAYUGA PLACE**

Review by Cornell Johnson MBA Student

“The location is great. We love the floor to ceiling windows and the fact that the apartment is pet friendly. We have had no issues. Great proximity to the bus stop on Green St. as well as the Commons with restaurants, nightlife, etc.”
AMENITIES

- Parquet hardwood floors
- Remodeled Kitchens
- Close to campus
- Some with Fireplaces
- Lots of closets
- Free parking
- Internet included
- Heat Included!
- On site laundry
- Large courtyard
- Covered parking available

400 TRIPHAMMER RD.
ITHACA, NY 14850

Westview Apartments are nestled in the North Campus of Cornell, beautifully set in a semi-secluded wooded area in the Village of Cayuga Heights. Units feature hardwood parquet floors throughout and many have brick fireplaces and separate dining areas.

Enjoy a well-maintained atmosphere of solitude and escape for quiet study and focus, essential for graduate students. These charming red brick apartments are just a short walk from Cornell’s North Campus, and conveniently located on one of Cornell’s major access roads. Shopping and service stations are within walking or biking distance, and Ithaca’s major shopping mall is a short drive away.

TRAVISHYDE.COM
TOURS/INQUIRIES (607) 273-1654

TRAVIS HYDE PROPERTIES
BEST FOR FAMILIES

Highest-rated properties for families

READ MORE REVIEWS AT VERYAPT.COM

What the best properties for families typically offer:

- Safe and secure properties
- Outdoor areas
- Nearby parking
- Quiet buildings

AVERAGE RENT PRICES FOR FAMILIES:

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>1,400</td>
<td>$1,680</td>
<td>$2,300</td>
<td>$3,050</td>
</tr>
</tbody>
</table>

TOP 5

1st
CANDLEWYCK PARK APARTMENTS
Northwest Ithaca

Review by Cornell Johnson MBA Student
“My husband and I live at Candlewyck apartments and so far we have really liked living here. It is a quiet and pet-friendly complex. All of the apartments come with a small storage unit. My husband and I live in a 1 bedroom apartments and we have a good amount of storage and a walk-in closet. Every building has its own laundry room but if you rent a 2 bedroom you can pay extra to have a washer and dryer in your own apartment.”

2nd
CAYUGA PLACE
Central Business District

Review by Cornell Johnson MBA Student
“Love my apartment in Cayuga Place because of the convenience of the bus and the quietness. Most residents here are professors or graduate students. Management is always very responsive to my questions and requests. Location is convenient to downtown for food and as well as cheap parking close by.”

3rd
FAIRVIEW
Belle Sherman

Review by Cornell Johnson MBA Student
“Super close 10-15 minute flat walk to Cornell’s campus, really nice and attentive management staff, extremely convenient location, price is reasonable. Older building, but it’s completely fine and the unit is spacious. No issues at all. Like it a lot and I’m renewing my lease.”

4th
112, 113 VALENTINE PLACE

4th
COLLEGETOWN CENTER
AMENITIES

- Free parking
- Lots of closet space
- High-speed Internet included
- Pets welcome
- Large courtyard
- Covered parking available
- Washer/Dryer
- A/C
- Dishwasher

8 COUNTRY CLUB RD.
ITHACA, NY 14850

The Westview Terrace Apartments are located in Cornell’s North Campus, situated between Cornell’s Jessup Fields and the beautiful village of Cayuga Heights. These spacious apartments come with a washer/dryer, A/C and kitchens equipped with large refrigerators, 4-burner stoves, family-sized dishwashers and garbage disposals. Relax in our beautifully landscaped courtyard and park-like grounds, all just a few minutes walk to the Cornell Campus.
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.

Preparation for a townhome search

Most Cornell Johnson MBA 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

<table>
<thead>
<tr>
<th>GRADE</th>
<th>LANDLORD</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Beer Properties</td>
</tr>
<tr>
<td>B+</td>
<td>CSP Management</td>
</tr>
<tr>
<td>A-</td>
<td>Collegetown Terrace</td>
</tr>
<tr>
<td>A</td>
<td>Grand Atlas</td>
</tr>
<tr>
<td>A+</td>
<td>Ithaca Renting Company</td>
</tr>
<tr>
<td>B+</td>
<td>Morgan Communities</td>
</tr>
<tr>
<td>A</td>
<td>Travis Hyde Properties</td>
</tr>
<tr>
<td>A+</td>
<td>Urban Ithaca Real Estate</td>
</tr>
</tbody>
</table>

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.