REVIEWS AND ADVICE
FROM CURRENT STUDENTS

SMU GRADUATE SCHOOL

HOUSING GUIDE
2022

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

VeryApt
Intelligent Apartment Search
Where SMU Graduate students live

- Vickery Meadow: 45%
- M Streets: 20%
- Oak Lawn: 20%
- Old East Dallas: 10%
- Other: 5%

Who SMU Graduate students live with

- Alone: 40%
- Spouse/partner: 35%
- Roommate: 25%

What type of properties SMU Graduate students live in

- Large property (50+ units): 60%
- Mid-size property (20-49 units): 5%
- Small property (2-9 units): 35%

What size residences SMU Graduate students live in

- Studios or efficiencies: 5%
- One bedrooms: 60%
- Two bedrooms: 30%
- Three or more bedrooms: 5%

Distribution of property ratings

- 0 - 6.9: 15%
- 7 - 7.9: 15%
- 8 - 8.9: 30%
- 9+ : 40%

Average rent by apartment size

- Studio: $960
- 1 bedroom: $1,120
- 2 bedrooms: $1,470
- 3 bedrooms: $2,000

Rent versus own

- Rent: 80%
- Own: 20%

Commute methods

- Driving: 70%
- Public Transit: 20%
- Walking: 10%

32% of SMU Graduate students live with pets
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ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Dallas. 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 SMU 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.

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.
Rent with Confidence

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

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

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

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

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

Julia Rizio
VP Operations
juliar@veryapt.com
**1. Vickery Meadow**

45% of SMU Graduate students

Vickery Meadow is the consensus top neighborhood for SMU graduate students. The main reasons are 1) it’s very easy commute to class and 2) this area is home to the popular apartment complex, The Village at Dallas. Combining these two factors makes living here an easy choice for SMU grad students.

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**2. M Streets**

20% of SMU Graduate students

M Streets is a combination of smaller areas - Greenland Hills, Vickery Place, Lower Greenville, etc. What this neighborhood offers is quiet living, affordable rent, and the feeling that you’re not stuck in the suburbs since it’s close to Downtown.

---

**3. Oak Lawn**

20% of SMU Graduate students

Oak Lawn is a lively and vibrant, upscale district just north of Downtown Dallas. This neighborhood, proud to embrace diverse lifestyles, is adorned with tree-lined avenues, grand old homes, and offers easy access to Interstate 35 and the Dallas North Tollway.

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**4. Old East Dallas**

10% of SMU Graduate students

Old East Dallas is a historical neighborhood full of culture and art. It is a quiet neighborhood that is perfect for somebody looking for something more relaxing close to campus. It is also right next to Downtown, so it is very easy to get to the popular nightlife options.

---

**Other Neighborhoods**

less than 5% each

- **5. University Park**
- **6. Richardson**
- **7. Downtown Dallas**
- **8. Lake Highlands**
- **9. Fort Worth**
- **10. Northwest Dallas**
Vickery Meadow
Full of Graduate Students

ABOUT VICKERY MEADOW

In the northeast section of Dallas lies the neighborhood Vickery Meadow. In the 1940s, Vickery Meadow was a small town, and in the ‘60s and ‘70s, the area was developed with apartment complexes for young professionals. Today, Vickery Meadow offers a multitude of affordable apartments that are extremely popular for SMU graduate students because it provides easy access to class, yet is not too far removed from Downtown.

Lots of Greenery  Close to Campus

MEDIAN RENTS IN VICKERY MEADOW

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<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tr>
<td>$890</td>
<td>$1000</td>
<td>$1,300</td>
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WHAT RESIDENTS THINK ABOUT VICKERY MEADOW

★★★★★
Review by SMU Grad Student  PARK IN THE VIL.
Very beautiful lakes and trails. Very close to stores and restaurants. It is especially good if you have kids as they can play near the lakes. Unfortunately the public schools nearby are not good, so don’t live here if your kids are 6+ years old.

★★★★★
Review by SMU Grad Student  AKES IN THE VILL.
The Village is a village. The community aspect is very strong. Frequent events, huge dog park, and now a new city center.
M Streets
Slice of Small Town

ABOUT M STREETS

M Streets is the perfect neighborhood for a younger crowd that craves living in a classic neighborhood while not having to sacrifice a city lifestyle. M Streets exudes personality and charm. It’s an open and friendly community anyone would find easy to love. Parks, grocery stores, great schools, restaurants, and walking trails are all within a 10-minute walk.

- Restaurants
- Friendly Community
- Close to Downtown
- Suburban
- Walkable

MEDIAN RENTS IN M STREETS

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<tr>
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WHAT RESIDENTS THINK ABOUT M STREETS

Review by **SMU Grad Student** 2660 AT CITY PLACE

The neighborhood is definitely a fun place to be as a social young person in Dallas - the proximity in the city and popular bars and restaurants can’t really be beat.

Review by **SMU Grad Student** OLYMPUS AT ROSS

here is an upcoming bar scene along Ross. I love that I am close to everything -- Fair Park, Deep Ellum, Downtown, Uptown, White Rock Lake, SMU, etc. I am close to Kroger, Target, Sprouts and Whole Foods. There are TONS of restaurant and nightlife options. There are few bike lanes and sidewalks end randomly. There are many gyms, libraries and things to do nearby including a few parks and simple trails.
Oak Lawn
A Lively Neighborhood

ABOUT OAK LAWN

Oak Lawn is a lively and vibrant, upscale district just north of Downtown Dallas. This neighborhood is adorned with tree-lined avenues, grand old homes, and offers easy access to Interstate 35 and the Dallas North Tollway. The active social scene here offers some of the best restaurants & bars in all of Dallas.

Vibrant   Downtown   Pricier Apartments   Grand Homes   Active

MEDIAN RENTS IN OAK LAWN

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<th></th>
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<tr>
<td>2 Bedroom</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT OAK LAWN

⭐⭐⭐⭐ Review by SMU Grad Student  MCKINNEY LOFTS
Great location near museums, restaurants and Klyde Warren Park.

⭐⭐⭐⭐⭐ Review by SMU Grad Student  POST UPTOWN VILL.
Great place to live. Plenty of restaurants, bars, and grocery stores within walking distance. I do not have to leave a three mile radius unless I want to.
As the only luxury apartments in Dallas’ Highland Park, Alto Highland Park offers refined living at its most relaxed. Our vibrant, elegant, warm-hearted community is your sanctuary in the city.

Elevate your living experience

Find your new home in one of our thoughtfully updated Brownstones and Residences in a diverse range of spacious floor plans.

› Resort-style Swimming Pool
› Outdoor Lounge and Grilling Area
› 24-hour Fitness Center
› Clubhouse and Complimentary Coffee Bar
› Stunning Courtyard
› Kid’s Playground
› Pet-friendly Walking Trail
› 24-hour Emergency Maintenance
› Extra Storage Available
› Centrally Located next to the West Village, Uptown and Downtown

From essentials to indulgences, our village-style living offers everything you could ask for and more!

Prestigious Highland Park Location

Award-Winning HPSD Schools

Ask us about our current specials

Mention VERYAPT when you contact the leasing office

(214) 520-8979
altohighlandpark@rpmliving.com
ALTOHIGHLANDPARK.COM

4201 LOMO ALTO DRIVE • DALLAS, TX 75219
Old East Dallas

History Abounds

ABOUT OLD EAST DALLAS

This neighborhood’s name fits its feel, as the homes are a bit older and the area is full of history. That said, it’s experienced a recent revitalization with an influx of young professionals and grad students moving here. If you’re looking for a hip area with some old-school Dallas Charm, Old East Dallas is your spot.

Architecture  Well-Located

Historic  Young Professionals

MEDIAN RENTS IN OLD EAST DALLAS

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WHAT RESIDENTS THINK ABOUT OLD EAST DALLAS

⭐️⭐️⭐️⭐️⭐️

Review by SMU Grad Student  FITZHUGH FLATS

There’s a good amount of things to do here, good food and grocery options right nearby. I’m really close to the Arts District & a lot of other prime downtown locations. My commute to SMU is quick because I’m right off 75. The neighborhood is a mix of new apartment buildings & older residences. People are nice & friendly. My only complaint is that there’s quite a bit of trash on the streets.

⭐️⭐️⭐️⭐️⭐️

Review by SMU Grad Student  2660 @ CITYPLACE

The neighborhood is definitely a fun place to be as a social young person in Dallas - the proximity in the city and popular bars and restaurants can’t really be beat.
# Apartment Ratings

## Key
- Excellent for a category: ••••
- Great: •••
- Average: ••
- Below average: •

### Prices
- $$$: $1530+ per renter
- $$: $1230- $1529
- $: $990- $1229
- < $: < $990

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

** 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.

<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>
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# Apartment Ratings

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## 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.
Phone | 469.730.4880
www.uptownatcolepark.com
3030 Elizabeth St. | Dallas, 75204

The Ultimate List of Modern Community Features
Prices Starting in the $1600's

- Fitness Zone - Open 24 Hrs
- Pup Park with Dog Wash
- 2 Roof Top Mezzanine Lounges
- Full Coffee Bar
- Boutique Pool with Water Feature
- City and Private Views
- Washer and Dryers in Units
- Loft layouts
- Quartz Countertops
- Alarm Systems
- Surround Sound Speaker
- Bike Storage
- 2 Level Parking Garage
- Grilling Stations
- Clubhouse Lounge with Wifi & Cable
- Package Locker System

UPTOWN @ COLE PARK
MOST POPULAR

Buildings with the most SMU Grad students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

✔ Excellent location
✔ Reasonably-priced apartments
✔ Solid amenities

Studio $1,120
1 BR $1,300
2 BR $1,625
3 BR $1,900

TOP 5

1st
THE CHASE IN THE VILLAGE
Vickery Meadow
8+ PEOPLE

Review by SMU Grad Student
“It’s beautiful!”

2nd
THE CORNERS IN THE VILLAGE
Vickery Meadow
5+ PEOPLE

Review by SMU Grad Student
“The office staff are all nice and helpful. When I had a maintenance issue it was fixed right away. It is quiet, and the grounds and laundry are well-kept. I really appreciate that there is a private security patrol. I also appreciate that I am walking distance (1/2 mile) from the SMU Express shuttle. I take it to and from campus everyday so I don’t have to pay for parking and then fight to find a space.”

3rd
THE BEND IN THE VILLAGE
Vickery Meadow
4+ PEOPLE

Review by SMU Graduate Student
“The Village is a collection of apartment complexes varying in price range and age - so you have tons of choices. Is is close to SMU and on the free SMU Shuttle bus route which makes it really convenient. The nearest DART station is also a short walk away, about 15-20minutes walk.”

4th
THE GREEN IN THE VILLAGE
Vickery Meadow
3+ PEOPLE

5th
CARRARA AT COLE
Vickery Meadow
2+ PEOPLE
HIGHEST RATED
Buildings with the best overall ratings
READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

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

TOP 5

1st
VILLAGES AT CLEAR SPRINGS
Richardson
$9.5 OVERALL RATING

Review by SMU Graduate School Student
“It’s a great apartment in a great location. Easy access to great stores and welcoming neighborhood.”

1st
WESTSIDE IN THE VILLAGE
Vickery Meadow
$$9.5 OVERALL RATING

Review by SMU Graduate Student
“I have enjoyed my experience at The Village Westside. The apartments are clean and spacious with great natural light. The appliances are not the newest, but they run well and efficiently. The Village is very centrally located and has easy access to Northwest HWY, 75, and Greenville. I personally like that The Village Westside is gated (other Village properties are not).”

3rd
KELLEY AT SAMUELS AVE
Fort Worth
$$$$9.3 OVERALL RATING

Review by SMU Graduate School Student
“Apartments are great, staff is very nice and helpful.”

Studio $1,320
1 BR $1,500
2 BR $1,825
3 BR $2,100
BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

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

TOP 5

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,420</td>
<td>$1,600</td>
<td>$1,925</td>
<td>$2,600</td>
</tr>
</tbody>
</table>

1st
CARRARA AT COLE
Oak Lawn

Review by SMU Graduate School Student
“The apartments are nice and well maintained. Quiet complex.”

2nd
KELLEY AT SAMUELS AVE
Fort Worth

Review by SMU Graduate School Student
“I have had a great experience at Kelley at Samuels. The location is close to downtown without being noisy and I have quick access to the major highways. The staff makes communicating with tenants a priority and they plan creative events for residents. The price point is a little high, but you certainly get what you pay for, with many modern amenities.”

3rd
THE HILL IN THE VILLAGE
Vickery Meadow

Review by SMU Graduate Student
“This place is right across the highway from SMU and is conveniently located near a lot of Dallas staples. The management and maintenance team are wonderful and you get a lot of space for a good price, which is hard to find in Dallas. It’s an older complex, but any issues are corrected quickly.”
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

Studio | 1 BR | 2 BR | 3 BR
-------|------|------|------
$1,220 | $1,400 | $1,725 | $2,000

**TOP 5**

1st

**THE LAKES IN THE VILLAGE**
Vickery Meadow, 8610 Southwestern Blvd

$10.0 VALUE RATING

Review by *SMU Graduate Student*
“The village lakes has been fantastic. Very close to everything, no problems with noise or neighbors, apartment was clean and neat with new carpet. Very happy with our experience so far.”

1st

**VILLAGES AT CLEAR SPRINGS**
Richardson

$10.0 VALUE RATING

Review by *SMU Graduate School Student*
“It’s a great apartment in a great location. Easy access to great stores and welcoming neighborhood.”

3rd

**GABLES KATY TRAIL**
Oak Lawn, 2821 Carlisle St

$9.5 VALUE RATING

Review by *SMU Graduate School Student*
“Great location, older building with average AC/insulation and some water problems (constantly being turned off). Great parking, very safe, no gotchas in terms of management or fees. Overall, good building if a bit older with solid management; would recommend.”

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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 SMU 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.
FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM