

*REVIEWS AND ADVICE
FROM CURRENT STUDENTS*

FLORIDA A&M COLLEGE OF LAW

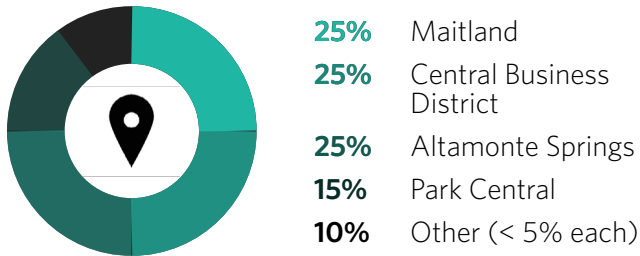
HOUSING GUIDE — 2022 —

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

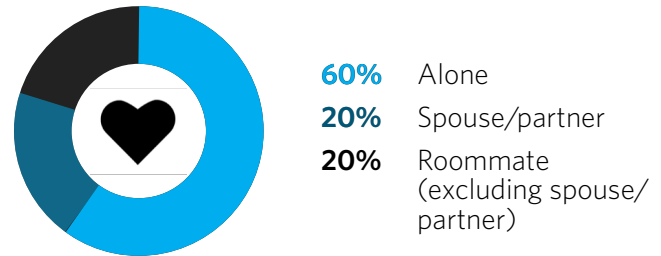
VeryApt

Intelligent Apartment Search

Where FAMU Law students live

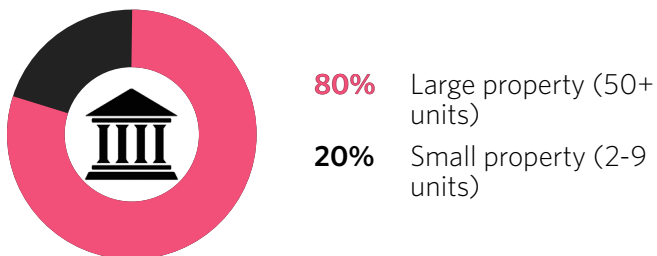


Who FAMU Law students live with

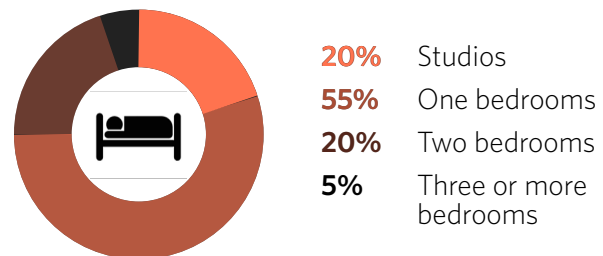


30% of FAMU Law students live with pets

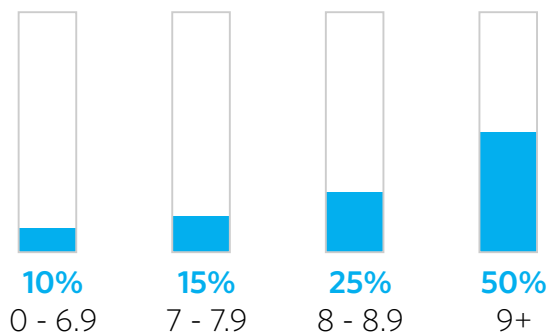
What type of properties FAMU Law students live in



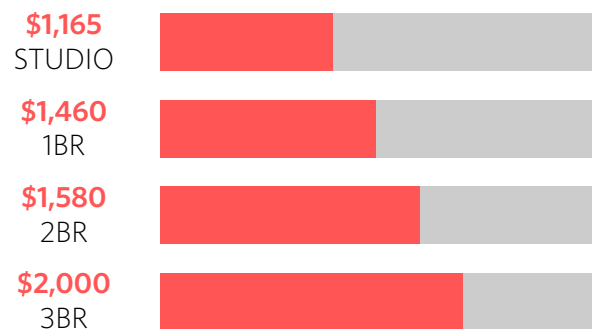
What size residences FAMU Law students live in



Distribution of property ratings



Average rent by apartment size



Rent versus own



Commute methods

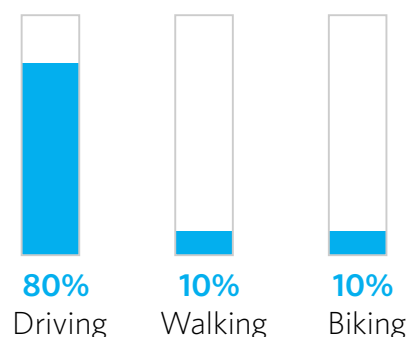


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Compiled from FAMU Law student reviews

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APARTMENT RATINGS

Top apartments, based on the feedback of FAMU Law students

11 Most Popular

12 Best for Amenities

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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 Orlando. 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 FAMU Law 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

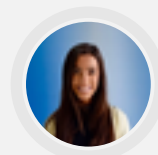


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

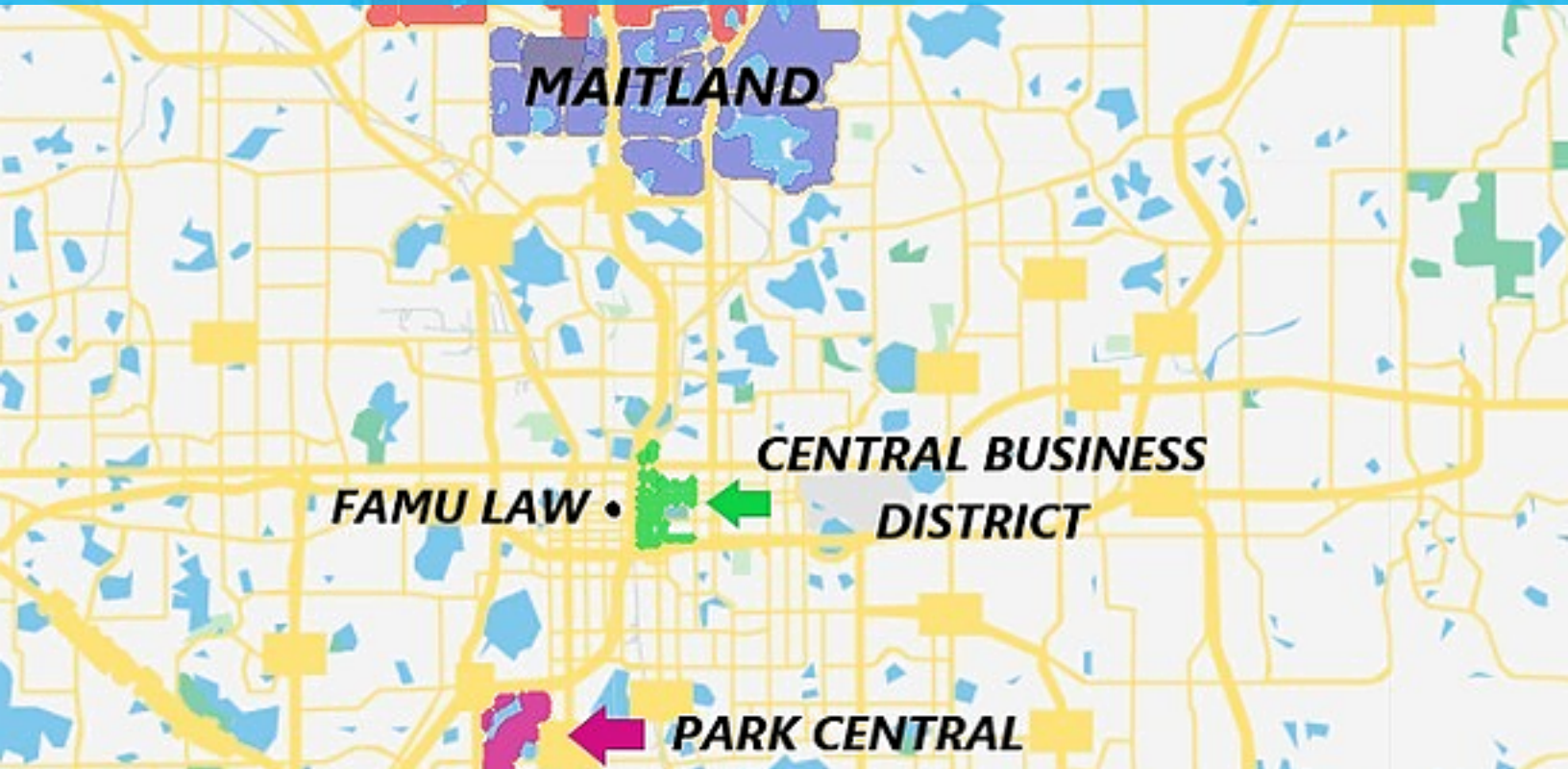
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations 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



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for FAMU Law students



1 Maitland

25% of FAMU Law students

As one of Orlando's suburb communities, Maitland is full of history, cultural intrigue and recreation. Incorporated in 1885 Maitland is one of central Florida's oldest owns and boasts many historical homes and museums. Maitland is also peppered with lakes providing residents with plenty of opportunity for recreation outside.

3 Altamonte Springs

25% of FAMU Law students

Located a short drive north of campus, Altamonte Springs is a bustling and progressive community built for an evolving business climate. With tree-lined streets and a booming local economy, residents work to make this town feel like home for both locals and tourists alike.

2 Central Business District

25% of FAMU Law students

Orlando's central business district is the main hub of culture and entertainment in Central Florida. Home to City Hall, musicals, operas, and the Orlando Magic stadium, there is never a shortage of entertainment or cultural events. A collection of pubs and eateries mean a great drink and bite to eat are never far away.

4 Park Central

15% of FAMU Law students

Park central is a small neighborhood located just 10 minutes south of FAMU's campus. Most of the homes are rented to young professionals and students, which gives the area a livelier atmosphere. Residents are usually able to walk to grocery stores and markets, but a car is needed for most daily routines.

Other Neighborhoods

less than 5% each

5 Pineloch

6 Kirkman North

7 Baldwin Park

8 Mariners Village

9 Lake Copeland

Maitland

Beautiful Suburban Community

ABOUT MAITLAND

As one of Orlando's suburb communities, Maitland is full of history, cultural intrigue and recreation. Incorporated in 1885, Maitland is one of central Florida's oldest towns and boasts many historical homes and museums. Maitland is also peppered with lakes providing residents with plenty of opportunity for recreation outside. The community's historical roots, bustling business district, and proximity to Orlando make it an excellent fit for families, young professionals, or students looking to be close to the action in a strong suburban community.

MEDIAN RENTS IN MAITLAND

\$1,100

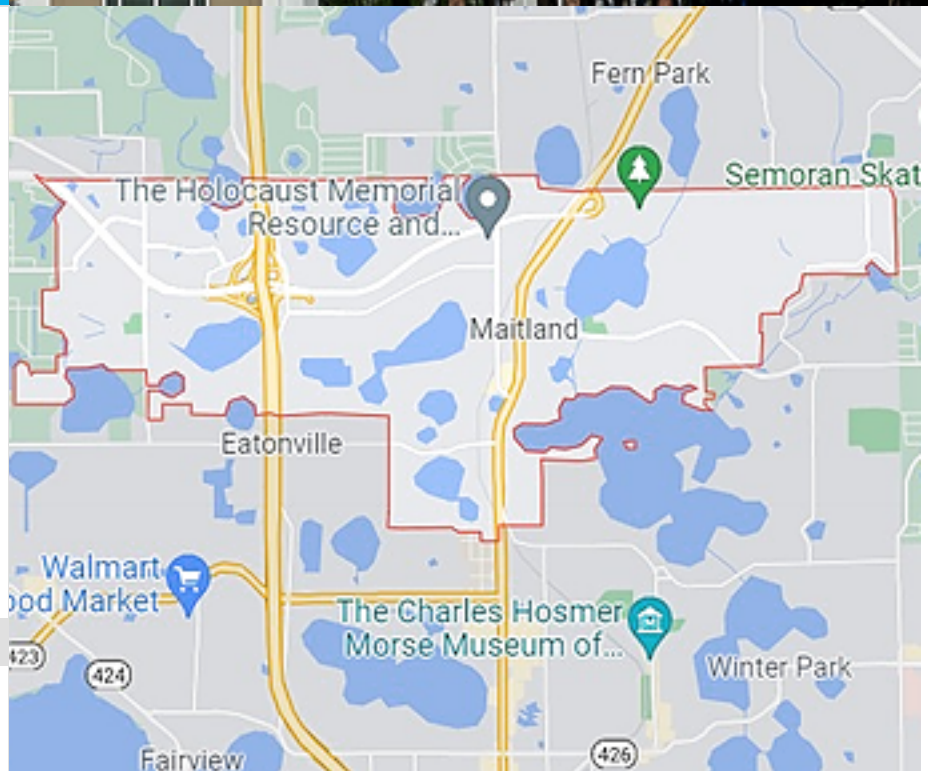
Studio

\$1,450

1 Bedroom

\$1,550

2 Bedroom



WHAT RESIDENTS THINK ABOUT MAITLAND



Review by [FAMU Law Student](#)

Super safe area.

📍 THE PARKER



Review by [FAMU Law Student](#)

Living here over a year, pretty quiet area, haven't had any issues or feelings of being unsafe.

📍 IMT MAITLAND

Central Business Dist.

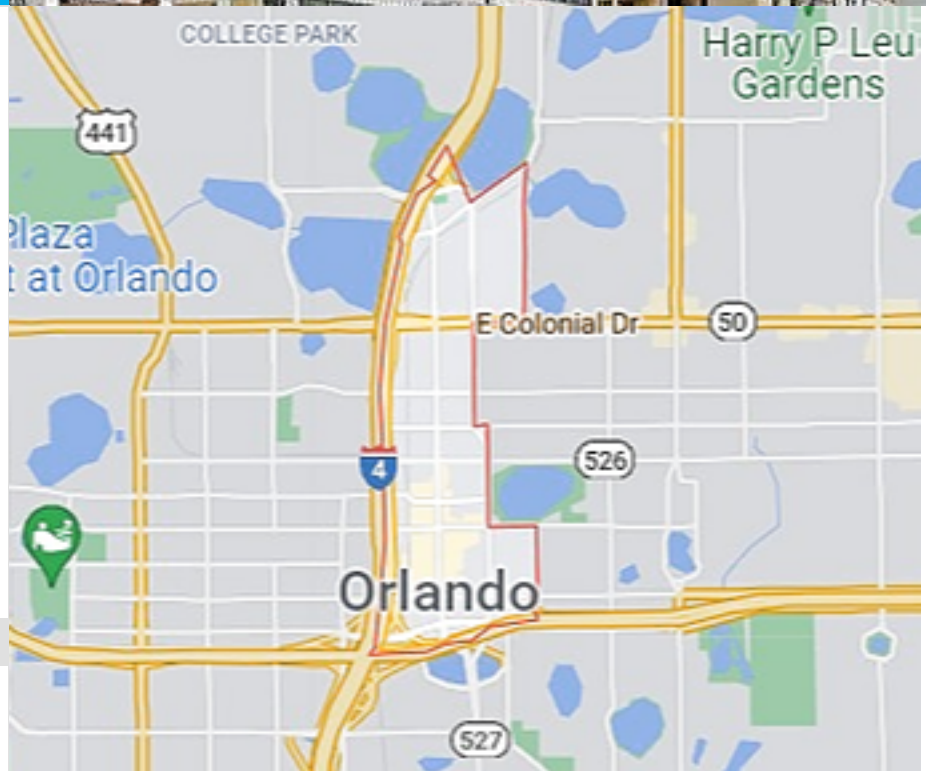
Classic Downtown Neighborhood

ABOUT CENTRAL BUSINESS DIST.

Orlando's central business district is the main hub of culture and entertainment in Central Florida. Home to City Hall, musicals, operas, and the Orlando Magic stadium, there is never a shortage of entertainment or cultural events.

A collection of pubs and eateries mean a great drink and bite to eat are never far away. The

Central Business District is situated in downtown Orlando and provides a big city feel with night clubs and entertainment without losing the small town charm of a mid-sized American city.



MEDIAN RENTS IN CENTRAL BUSINESS DIST.

\$1,050

Studio

\$1,450

1 Bedroom

\$1,650

2 Bedroom

WHAT RESIDENTS THINK ABOUT CENTRAL BUSINESS DIST.



Review by **FAMU Law Student**

📍 MAA ROBISON

Downtown, fast-paced environment



Review by **FAMU Law Student**

📍 THE JULIAN

Creative village is a brand new neighborhood with many properties being completed in 2022 including a new apartment building, EA Sports building, UCF, Valencia, Dr. Phillips school and is right across the highway from the heart of downtown. It is very colorful and artistic, very cool area.

Altamonte Springs

Park Filled Suburb

ABOUT ALTAMONTE SPRINGS

Located a short drive north of campus, Altamonte Springs is a bustling and progressive community built for an evolving business climate. With tree-lined streets and a booming local economy, residents work to make this town feel like home for both locals and tourists alike. Good schools and plenty of parks bring in families from all over Central Florida. The result is a wholesome community that is perfect for FAMU students looking to put down their roots.

MEDIAN RENTS IN ALTAMONTE SPRINGS

\$1,050

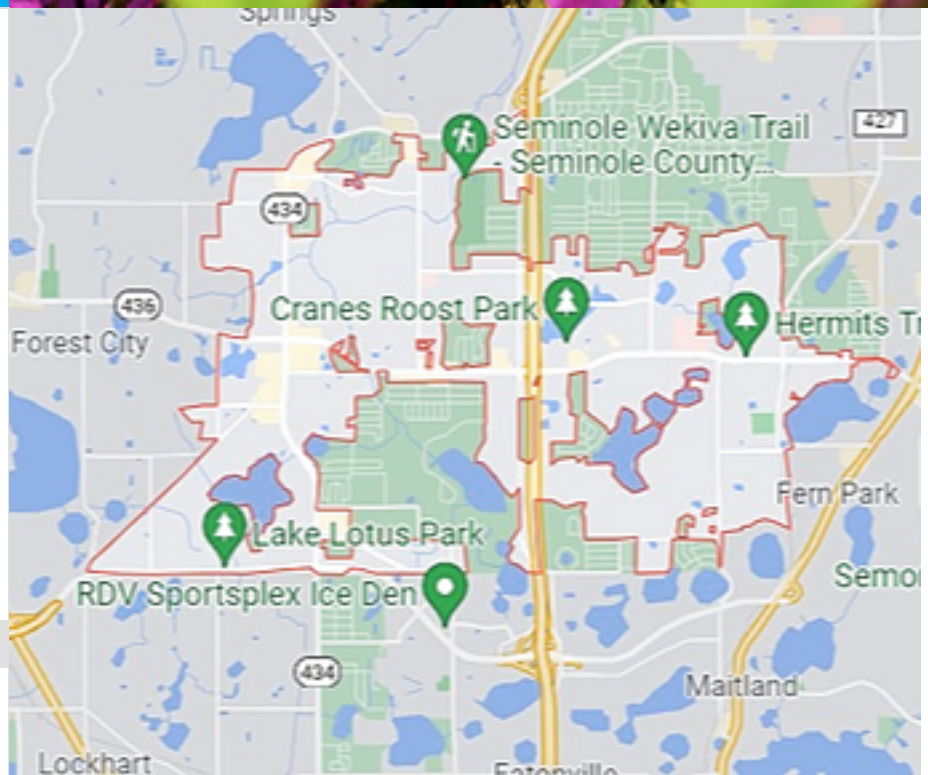
Studio

\$1,450

1 Bedroom

\$1,550

2 Bedroom



WHAT RESIDENTS THINK ABOUT ALTAMONTE SPRINGS



Review by [FAMU Law Student](#) 📍 MAITLAND POINTE

Living here over a year, pretty quiet area, haven't had any issues or feelings of being unsafe.



Review by [FAMU Law Student](#) 📍 CORTLAND ML

I don't venture out much, but what I see is fine and nice.

Park Central

Close to Entertainment

ABOUT PARK CENTRAL

Park central is a small neighborhood located just 10 minutes south of FAMU's campus. Most of the homes are rented to young professionals and students, which gives the area a livelier atmosphere. Residents are usually able to walk to grocery stores and markets, but a car is needed for most daily routines. Because of its location, Park Central renters can get to gyms, restaurants, bars and parks in a matter of minutes. This neighborhood is fitting for students that are looking to spend a bit more on rent for extra space and prime location.

MEDIAN RENTS IN PARK CENTRAL

\$1,150

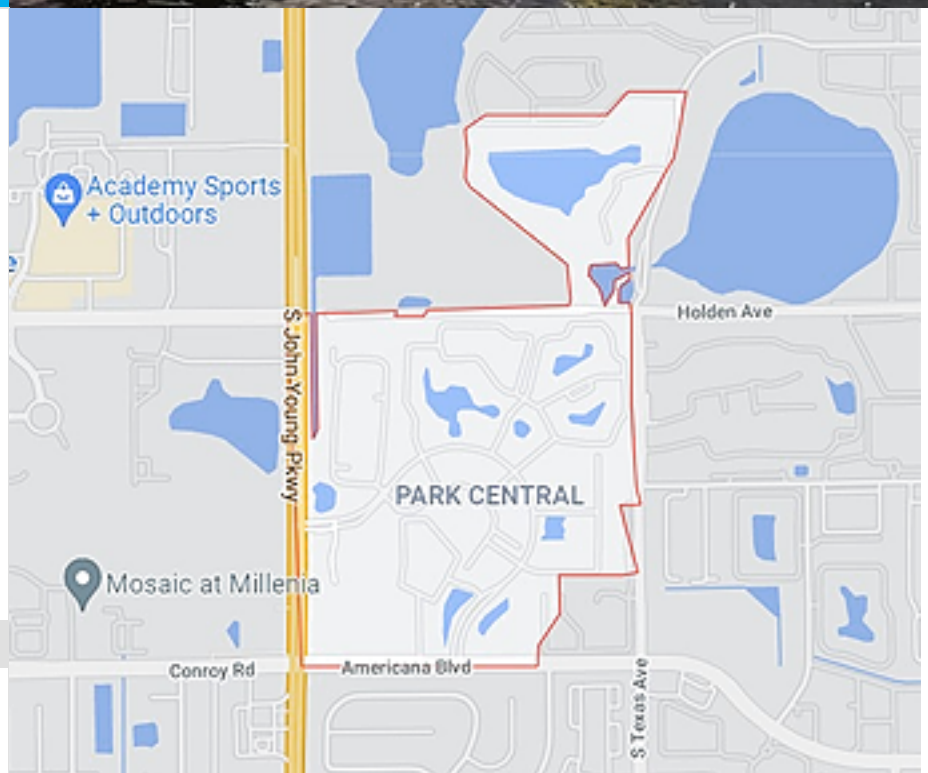
Studio

\$1,400

1 Bedroom

\$1,550

2 Bedroom



WHAT RESIDENTS THINK ABOUT PARK CENTRAL



Review by [FAMU Law Student](#)

PARK CENTRAL

10 minutes from school, 5 minutes from Mall of Millenia, 10 minutes from Universal, and 20 minutes from Disney so there are a lot of attractions around when a student may need to detach from school.



Review by [FAMU Law Student](#)

HALSTON

It is very people friendly and always busy in terms of meeting new people or people always being outside for something. So there will never be a time where you are alone if security/personal safety is an issue.

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average

- \$\$\$\$ \$1530+ per renter
- \$\$\$ \$1200- \$1529
- \$\$ \$1000- \$1199
- \$ < \$1000

* 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
Altaire at Millenia	Apt	8.0	\$\$\$		✓		●●	●●●	●	●●●	●●
Berkshire Winter Park	Apt	9.0	\$\$				●●●	●●●●	●●●	●●	●●●
Celano Apartments	Apt	8.0	\$\$			✓	●●	●●●	●●●●	●●●	●●
Cortland Mirror Lake	Apt	7.5	\$	✓	✓	✓	●●●●	●●●	●●	●●	●●
Crescent Central Station	Apt	9.0	\$\$\$\$	✓			●●●●	●	●●	●●●●	●●
Eos	Apt	9.0	\$\$\$\$	✓		✓	●●●●	●●●●	●	●●●●	●●●●
Grand Reserve at Kirkman Parke	Apt	9.0	\$		✓		●	●●●●	●●●●	●●●	●●●
Halston Park Central	Apt	9.6	\$\$				●●	●●●●	●●●	●●●●	●●●●
IMT Maitland Pointe Apartments	Apt	9.0	\$\$				●●●	●●●	●●●	●	●●●
MAA Robinson	Apt	6.5	\$\$\$\$\$	✓	✓		●	●●●	●●	●●	●●
The Club at Orlando	Condo	9.8	\$				●●●	●●●	●●●●	●●●●	●●●●
The Cornerstone	Apt	8.0	\$\$				●●●	●●	●●●	●	●●
The Estates at Park Avenue	Apt	8.0	\$\$\$			✓	●●●●	●	●●	●●●	●●●●
The Julian Orlando	Apt	9.8	\$\$\$\$\$			✓	●●●●	●●●●	●●●●	●●●●	●●●●
The Parker at Maitland Station	Apt	9.0	\$\$\$\$\$				●●●	●●	●●●	●●●	●●●
The Tiffany at Maitland West	Apt	8.0	\$				●●	●●	●●	●●	●●
The Verge	Apt	9.4	\$\$\$				●●	●●	●●●●	●●	●●
The Village at Baldwin Park	Apt	8.2	\$\$\$	✓	✓		●●	●●	●●	●	●●●
Trelago Apartments	Apt	6.0	\$\$				●●	●●	●	●●	●●

** 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.

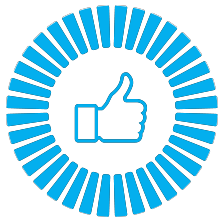
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

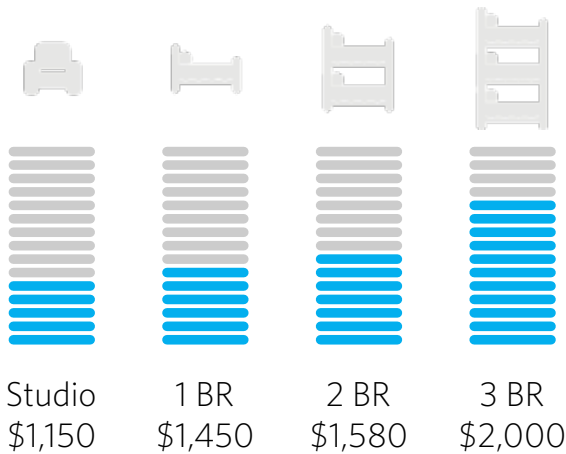
Buildings with the most FAMU Law students

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

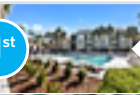



What students typically look for:



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



TOP 5

1 st		CORTLAND MIRROR LAKE	10+ PEOPLE
2 nd		MAA ROBINSON	6+ PEOPLE
3 rd		CRESCENT CENTRAL STATION	5+ PEOPLE
4 th		EOS	3+ PEOPLE
4 th		THE VILLAGE AT BALDWIN PARK	3+ PEOPLE

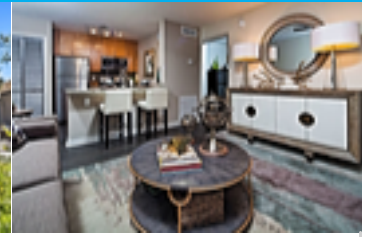
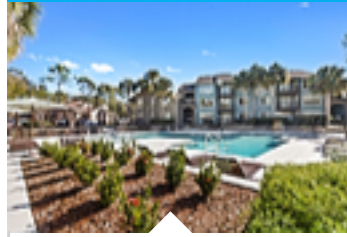
1st

CORTLAND MIRROR LAKE

Altamonte Springs

\$

10+ PEOPLE



Review by FAMU Law Student

"Cortland is a beautiful environment, especially for people who love nature. There is a trail walk, a gym, two pools, and a study area at the leasing office. The people who work there are so funny and amazing, and they post updates on their TikTok and Instagram, which is really cool."

2nd

MAA ROBINSON

Central Business District, 310 N Orange

\$\$

6+ PEOPLE



Review by FAMU Law Student

"Nice complex but its very new so there's a lot of kinks that are still being worked out."

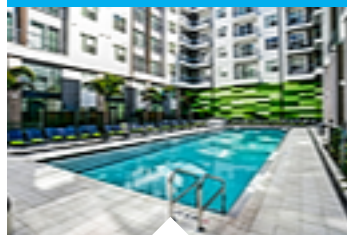
3rd

CRESCENT CENTRAL STATION

Central Business District

\$\$\$

5+ PEOPLE



Review by FAMU Law Student

"Can walk to class but rent is a bit pricey and the surrounding area doesn't feel as safe."

BEST FOR AMENITIES

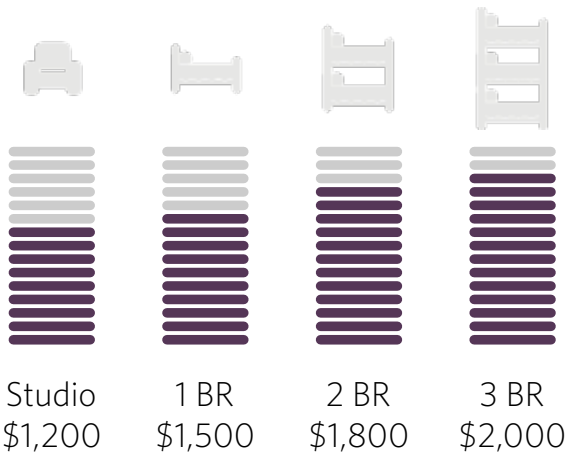
Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](https://www.veryapt.com)




What top amenity properties typically offer:



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



TOP 5

1 st		EOS	9.8 AMENITY RATING
2 nd		THE JULIAN ORLANDO	9.7 AMENITY RATING
3 rd		HALSTON PARK CENTRAL	9.6 AMENITY RATING
4 th		BERKSHIRE WINTER PARK	9.2 AMENITY RATING
5 th		GRAND RESERVE AT KIRKMAN PARKE	9.0 AMENITY RATING

1st

EOS
Orlando

\$\$\$ | 9.8 AMENITY RATING

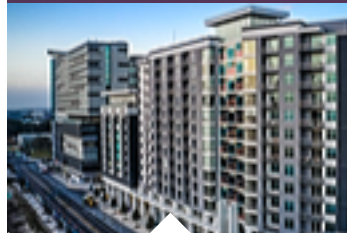


Review by FAMU Law Student
"Love it here!"

2nd

THE JULIAN ORLANDO
Lake Dot, 462 N Terry Ave

\$\$\$ | 9.7 AMENITY RATING



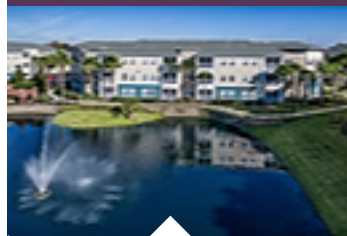
Review by FAMU Law Student

"I love The Julian. It is very modern with floor to ceiling windows, cement ceilings and walls and has many amenities including a roof top pool/patio, collaboration centers on every floor, Amazon lockers, a courtyard attached to a very nice restaurant (the Monroe), it is walking distance (10 mins) from FAMU COL. It has very good security because its next to Valencia college and UCF. I feel very safe and comfortable at the Julian apartments. It is a little pricey but worth it most definitely, especially if you're moving from another state and living alone."

3rd

HALSTON PARK CENTRAL
Park Central, 2691 Charleston Town Pl

\$\$\$ | 9.6 AMENITY RATING



Review by FAMU Law Student

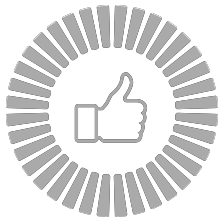
"This apartment is perfect for me not only due to how quiet the neighborhood is but also the amenities and super close vicinity of any store you could possibly think of (2 min - 8 min drive to any store near complex). The condominium my apartment is in is one out of 6 condominiums in the entire complex. A private condominium at that, which has access to a pool, tennis courts, basketball court, two gyms (one full size, one private in the specific condominium), multiple pools throughout the entire complex, and pet friendly."

BEST FOR VALUE

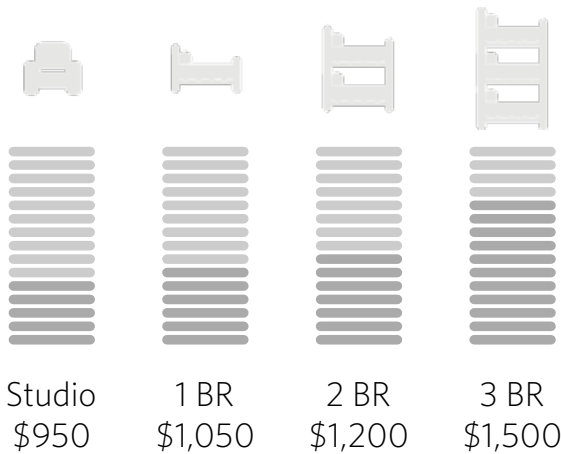
Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:



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



TOP 5

1 st		CELANO APARTMENTS	9.5 VALUE RATING
2 nd		GRAND RESERVE AT KIRKMAN PARKE	9.4 VALUE RATING
3 rd		THE CLUB AT ORLANDO	9.2 VALUE RATING
4 th		BERKSHIRE WINTER PARK	9.0 VALUE RATING
5 th		CORTLAND MIRROR LAKE	8.0 VALUE RATING

1st

CELANO APARTMENTS

Pineloch

\$\$

9.5
VALUE
RATING



Review by FAMU Law Student

"I have had a great experience at my apartment complex. It's a very clean complex with great amenities. The complex only holds one-bedroom apartments so it is very quiet. It is also a nice space for one person."

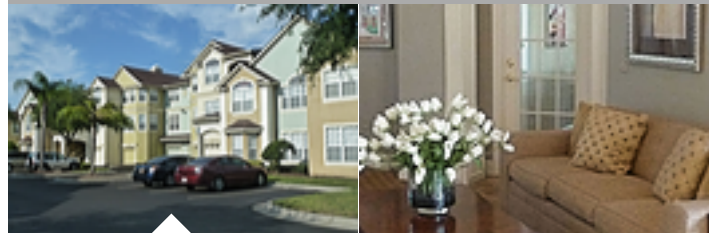
2nd

GRAND RESERVE AT KIRKMAN PARKE

Kirkman North, 3301 S Kirkman Rd

\$

9.4
VALUE
RATING



Review by FAMU Law Student

"Great location for students. 15min commute to the school/downtown. Near many of Orlando's entertainment and shopping malls, restaurants, parks, and grocery stores. A peaceful gated-community for young adults single/or with families. Cheaper than living downtown if looking to save some money."

3rd

THE CLUB AT ORLANDO

Orlando, 8205 Sun Spring Cir

\$

9.2
VALUE
RATING



Review by FAMU Law Student

"The Club at Orlando is not an apartment complex, they are all privately owned condos so the only way to apply is if an owner of one of the condos list their condo for rent on Zillow, Apartments.com, etc. That's how I found this place. I've lived there all 3 years of law school (its so affordable); it's a 2/2 and I have a roommate. It's 25mns from the college of law (at most on a slow traffic day) and about 15mns on a good day. That wasn't a deal breaker for me because rent is so cheap. Granted the specific condo I live in and appliances are pretty old but everything works and the owner is so quick and pleasant if something does happen he fixes it in no time."

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 FAMU Law 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