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 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.
Where FAMU Law students live

- Central Business District: 30%
- Altamonte Springs: 20%
- Park Central: 20%
- Maitland: 20%
- Other: 10%

Who FAMU Law students live with

- Alone: 70%
- Spouse/partner: 20%
- Roommate (excluding spouse/partner): 10%

What FAMU Law students live with pets

- 40% of FAMU Law students live with pets

What type of properties FAMU Law students live in

- Large property (50+ units): 75%
- Small property (2-9 units): 10%
- Mid-size property (20-49 units): 15%

What size residences FAMU Law students live in

- Studios: 25%
- One bedrooms: 55%
- Two bedrooms: 15%
- Three or more bedrooms: 5%

Distribution of property ratings

- 20%: 0 - 6.9
- 20%: 7 - 7.9
- 20%: 8 - 8.9
- 40%: 9+

Average rent by apartment size

- $1,500: Studio
- $1,600: 1BR
- $1,800: 2BR
- $2,400: 3BR

Rent versus own

- Rent: 90%
- Own: 10%

Commute methods

- Driving: 80%
- Walking: 15%
- Biking: 5%
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.

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

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.

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. Central Business District
   - 30% 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.

2. Maitland
   - 20% 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
   - 20% 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.

4. Park Central
   - 20% 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 10% each
  - 5. Pineloch
  - 6. Kirkman North
  - 7. Baldwin Park
  - 8. Mariners Village
  - 9. Lake Copeland
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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Median Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$1,050</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,450</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,650</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT CENTRAL BUSINESS DIST.

⭐⭐⭐⭐⭐
Review by FAMU Law Student

Downtown, fast-paced environment and close to campus.

⭐⭐⭐⭐⭐
Review by FAMU Law Student

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.
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 owns and boasts many historical homes and museums. Maitland is also peppered with lakes providing residents with plenty of opportunity for recreation outside. The communities 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.

<table>
<thead>
<tr>
<th>MEDIAN RENTS IN MAITLAND</th>
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</thead>
<tbody>
<tr>
<td><strong>$1,100</strong></td>
</tr>
<tr>
<td>Studio</td>
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</tbody>
</table>

WHAT RESIDENTS THINK ABOUT MAITLAND

🌟🌟🌟🌟
Review by FAMU Law Student
Super safe area.

🌟🌟🌟🌟
Review by FAMU Law Student
Living here over a year, pretty quiet area, haven’t had any issues or feelings of being unsafe.
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

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
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<tbody>
<tr>
<td>$1,050</td>
<td>$1,450</td>
<td>$1,550</td>
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</table>

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. Nice that you can make it to downtown Orlando in 10-15 minutes.

★★★★☆

Review by FAMU Law Student  CORTLAND ML

I love that everything is so close. Not too much happens around here from what I’ve seen, so to me I consider that pretty safe. If you’re looking for a lively area, this is not it. You will have to go to the city. Florida A&M University College of law is 15-20 minutes.
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

<table>
<thead>
<tr>
<th>Type</th>
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<tbody>
<tr>
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<td>$1,400</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$1,550</td>
</tr>
</tbody>
</table>

WHAT RESIDENTS THINK ABOUT PARK CENTRAL

⭐⭐⭐⭐⭐ Review by FAMU Law Student

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

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

<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>
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<tr>
<td>Altaire at Millenia</td>
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<tr>
<td>Berkshire Winter Park</td>
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<td>$$$$</td>
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<tr>
<td>Celano Apartments</td>
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<td>$$</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Citra at Windermere</td>
<td>Apt</td>
<td>9.0</td>
<td>$$</td>
<td>✓</td>
<td></td>
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<td>Cortland Mirror Lake</td>
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<td>7.5</td>
<td>$</td>
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<tr>
<td>Crescent Central Station</td>
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<td>$$</td>
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<tr>
<td>Eos</td>
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<td>$</td>
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<td>Halston Park Central</td>
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<td>$$</td>
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<tr>
<td>MAA Robinson</td>
<td>Apt</td>
<td>6.5</td>
<td>$$$$</td>
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<td>$</td>
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<td>$$</td>
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<tr>
<td>Stella West</td>
<td>Apt</td>
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<td>The Club at Orlando</td>
<td>Condo</td>
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<td>$$</td>
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<tr>
<td>The Cornerstone</td>
<td>Apt</td>
<td>8.0</td>
<td>$$$</td>
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<tr>
<td>The District Universal Boulevard</td>
<td>Apt</td>
<td>7.0</td>
<td>$$</td>
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<tr>
<td>The Estates at Park Avenue</td>
<td>Apt</td>
<td>8.0</td>
<td>$$</td>
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<tr>
<td>The Julian Orlando</td>
<td>Apt</td>
<td>8.5</td>
<td>$$</td>
<td>✓</td>
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<td></td>
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<tr>
<td>The Parker at Maitland Station</td>
<td>Apt</td>
<td>9.0</td>
<td>$$</td>
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<tr>
<td>The Tiffany at Maitland West</td>
<td>Apt</td>
<td>10.0</td>
<td>$$$$$</td>
<td>✓</td>
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<tr>
<td>The Verge</td>
<td>Apt</td>
<td>10.0</td>
<td>$$</td>
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<tr>
<td>The Village at Baldwin Park</td>
<td>Apt</td>
<td>10.0</td>
<td>$$</td>
<td>✓</td>
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<tr>
<td>Trelago Apartments</td>
<td>Apt</td>
<td>6.0</td>
<td>$$</td>
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</tbody>
</table>

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

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

<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>Cortland Mirror Lake</td>
<td>$1,150</td>
<td>$1,450</td>
<td>$1,580</td>
<td>$2,000</td>
</tr>
</tbody>
</table>

TOP 5

1st
Cortland Mirror Lake
Altamonte Springs

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 tik tok and Instagram, which is really cool”

2nd
Citra at Windermere
Windermere

Review by FAMU Law Student
“3 months into rental agreement, so far so good. Could be cheaper.”

3rd
The District Universal Boulevard
Orlando

Review by FAMU Law Student
“The complex has a nice pool, dog park, courtyard, package lockers, on property police officer, and 5-day valet trash. It is gated and maintenance requests are fulfilled no later than 48 hours with 24/7 emergency requests. Each apartment is powered via smart rent including a smart thermostat, door lock, and plug and each apartment has a patio.”
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

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,350</td>
<td>$1,650</td>
<td>$1,780</td>
<td>$2,200</td>
</tr>
</tbody>
</table>

THE VILLAGE AT BALDWIN PARK
Baldwin Park

Review by FAMU Law Student
“Safe, kid-friendly, accessible, 15 min drive to FAMU COL. Lovely outdoor spaces, gym and 24 hr study room in the clubhouse with internet and printing. Not a noisy community and many students from various schools live in the area.”

CITRA AT WINDERMERE
Windermere

Review by FAMU Law Student
“3 months into rental agreement, so far so good. Could be cheaper.”

EOS
Orlando

Review by FAMU Law Student
“Love it here!”
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

Studio
$1,600

1 BR
$1,900

2 BR
$2,200

3 BR
$2,400

TOP 5

1st
CITRA AT WINDERMERE
Windermere
$\,$\,$10.0
AMENITY RATING

Review by FAMU Law Student
“3 months into rental agreement, so far so good. Could be cheaper.”

1st
EOS
Orlando
$
10.0
AMENITY RATING

Review by FAMU Law Student
“Love it here!”

3rd
THE DISTRICT UNIVERSAL BOULEVARD
Orlando
$$
9.0
AMENITY RATING

Review by FAMU Law Student
“A good distance from school about 15-20min drive. The complex has a nice pool, dog park, courtyard, package lockers, on property police officer, and 5-day valet trash. It is gated and maintenance requests are fulfilled no later than 48 hours with 24/7 emergency requests. Each apartment is powered via smart rent including a smart thermostat, door lock, and plug and each apartment has a patio.”

CITRA AT WINDERMERE

EOS

THE DISTRICT UNIVERSAL

CORTLAND MIRROR LAKE

THE VILLAGE AT BALDWIN PARK
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
$900   $1,100  $1,300  $1,500

TOP 5

1st CITRA AT WINDERMERE
Windermere $$$ 10.0 VALUE RATING

Review by FAMU Law Student
“3 months into rental agreement, so far so good. Could be cheaper.”

2nd CELANO APARTMENTS
Pineloch $$ 9.0 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.”

3rd THE DISTRICT UNIVERSAL BOULEVARD
Orlando $$ 8.0 VALUE RATING

Review by FAMU Law Student
The complex has a nice pool, dog park, courtyard, package lockers, on property police officer, and 5 day valet trash. The complex is gated and maintenance requests are fulfilled no later than 48 hours with 24/7 emergency requests. Each apartment is powered via smart rent including a smart thermostat, door lock, and plug and each apartment has a patio.

CITRA AT WINDERMERE 10.0 VALUE RATING
CELANO APARTMENTS 9.0 VALUE RATING
THE DISTRICT UNIVERSAL 8.0 VALUE RATING
CORTLAND MIRROR LAKE 7.0 VALUE RATING
THE ESTATES AT PARK AVENUE 7.0 VALUE RATING
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.