

*REVIEWS AND ADVICE
FROM CURRENT STUDENTS*

FAMU COLLEGE OF LAW

HOUSING GUIDE — 2023 —

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

VeryApt

Intelligent Apartment Search

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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

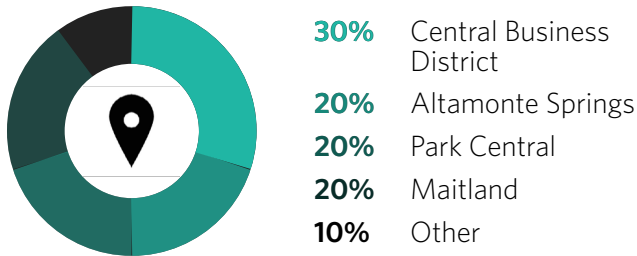


Safety

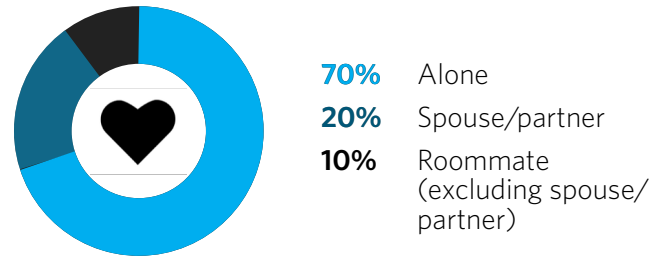
Based on their feedback, we compiled a list of the best apartment buildings for FAMU Law students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

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.

Where FAMU Law students live

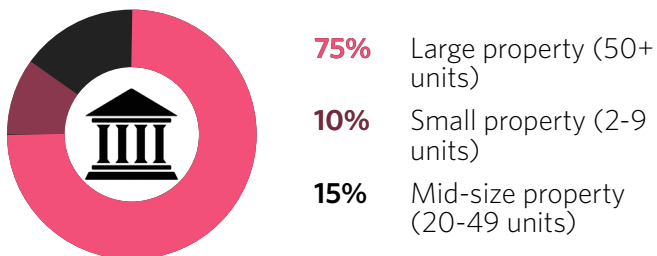


Who FAMU Law students live with

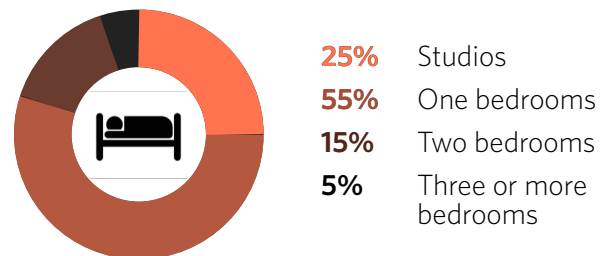


40% of FAMU Law students live with pets

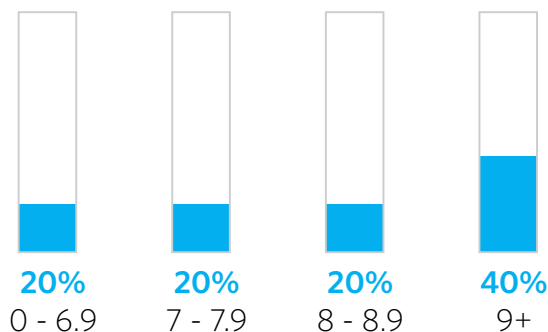
What type of properties FAMU Law students live in



What size residences FAMU Law students live in



Distribution of property ratings



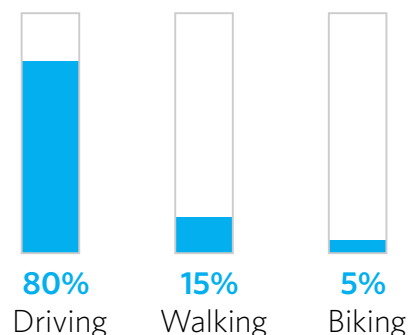
Average rent by apartment size



Rent versus own



Commute methods



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

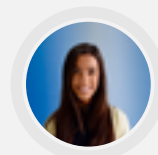


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

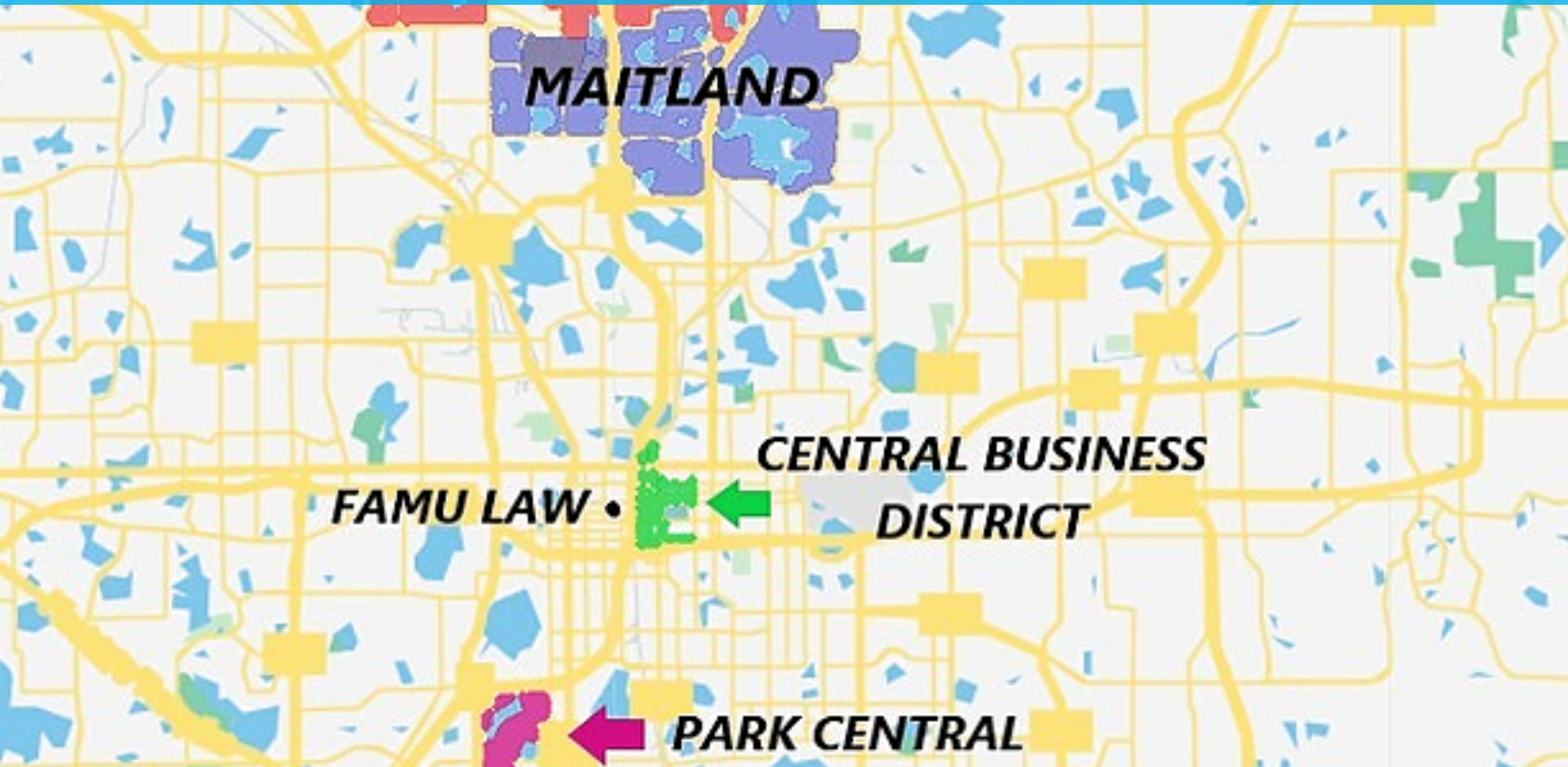
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations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

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.

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

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.

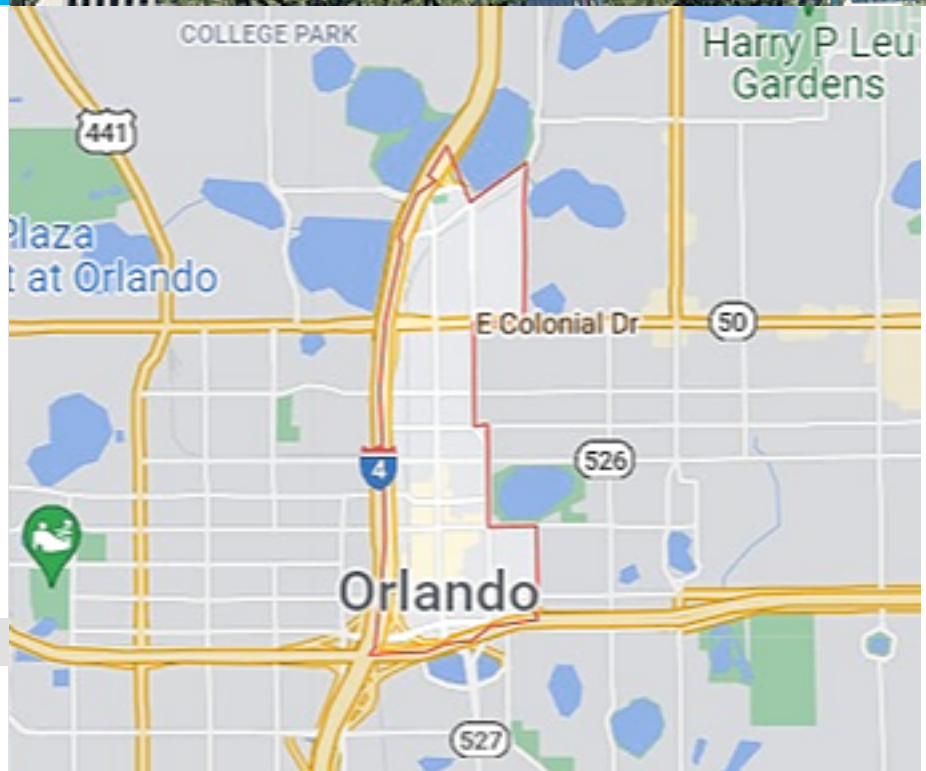
Classic Downtown Neighborhood

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.

\$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 and close to campus.



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.

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

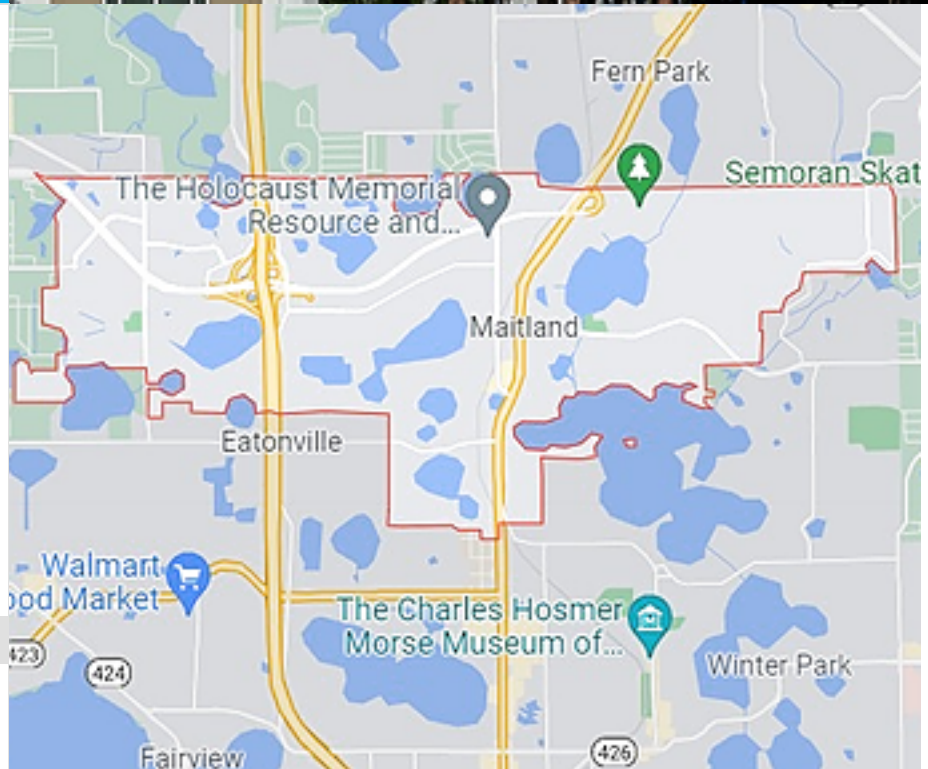
Studio

\$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

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

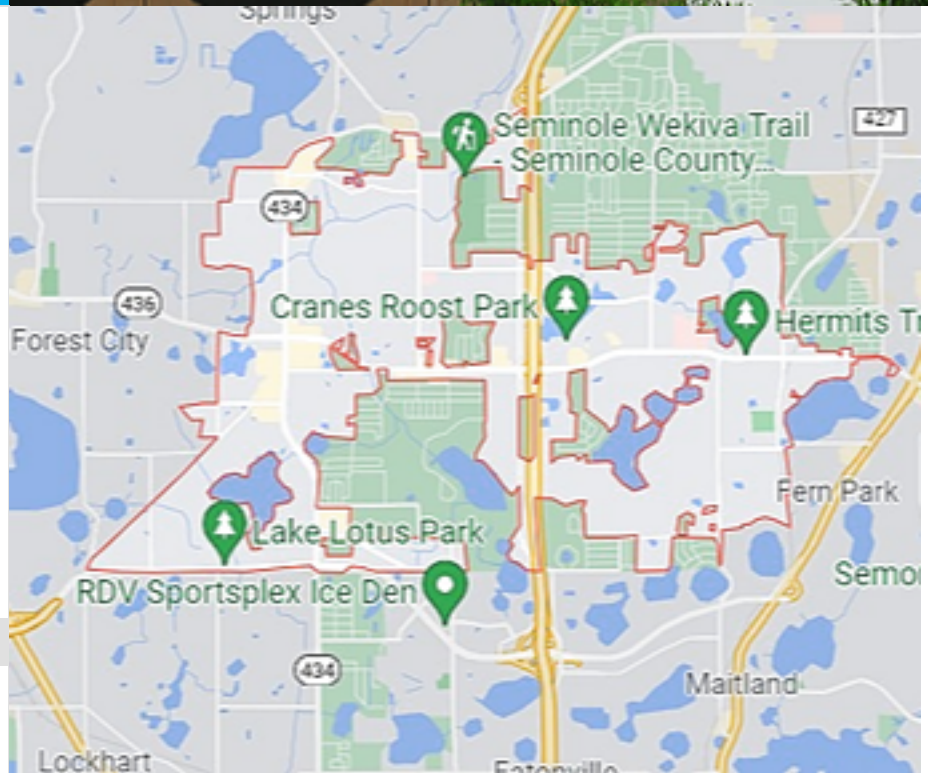
Studio

\$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. 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

Park Central

Close to Entertainment

ABOUT PARK CENTRAL

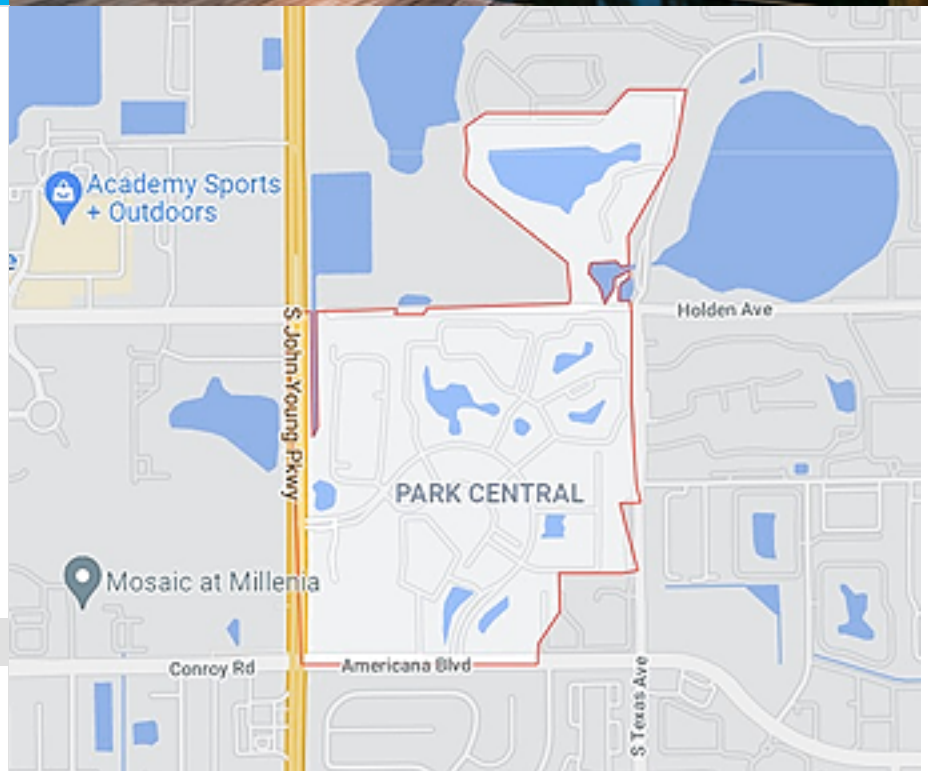
Park central is a small neighborhood located just 10 minutes south of FAMU's campus. Most of the homes are rented to young professionals and students, which gives the area a livelier atmosphere. Residents are usually able to walk to grocery stores and markets, but a car is needed for most daily routines. 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
- \$\$\$ \$1110- \$1529
- \$\$ \$990- \$1109
- \$ < \$990

* 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
Advenir at Magnolia	Apt	7.0	\$\$				●●●●	●	●	●●	●●●●
Altaire at Millenia	Apt	8.7	\$\$	✓	✓		●●	●●	●●	●●	●●
Berkshire Winter Park	Apt	9.0	\$\$\$\$				●●	●●●●	●●	●●	●●
Celano Apartments	Apt	8.0	\$\$			✓	●●	●	●●●●	●●●●	●●
Citra at Windermere	Apt	9.0	\$\$\$		✓	✓	●●●●	●●●●	●●●●	●●	●●●●
Cortland Mirror Lake	Apt	7.5	\$	✓			●●●●	●●	●●	●	●●
Crescent Central Station	Apt	7.0	\$\$\$	✓			●●	●	●	●●	●●
Eos	Apt	9.0	\$			✓	●●●●	●●●●	●●	●●●●	●●●●
Grand Reserve at Kirkman Parke	Apt	9.0	\$\$\$		✓		●●	●●●●	●●●●	●●	●●
Halston Park Central	Apt	10.0	\$\$\$				●●	●●●●	●●●●	●●●●	●●●●
IMT Maitland Pointe Apartments	Apt	8.5	\$\$	✓			●●●●	●●	●●	●●	●●
MAA Robinson	Apt	6.5	\$\$\$\$	✓			●	●●	●●	●●	●●
Regency Oaks Apartments	Apt	6.0	\$			✓	●	●	●	●●	●●
Signal Pointe	Apt	6.0	\$\$				●	●	●	●	●●
Stella West	Apt	6.0	\$\$				●	●	●	●	●●
The Club at Orlando	Condo	10.0	\$\$				●●	●●	●●●●	●●●●	●●●●
The Cornerstone	Apt	8.0	\$\$\$				●●	●●	●●	●	●●
The District Universal Boulevard	Apt	7.0	\$\$				●	●●●●	●●	●●●●	●●
The Estates at Park Avenue	Apt	8.0	\$\$\$				●●●●	●●	●●	●●	●●●●
The Julian Orlando	Apt	8.5	\$\$			✓	●●	●●●●	●●	●●●●	●●
The Parker at Maitland Station	Apt	9.0	\$\$				●●	●●	●●	●●●●	●●●●
The Tiffany at Maitland West	Apt	10.0	\$\$\$\$		✓		●●●●	●●	●●●●	●●	●●
The Verge	Apt	10.0	\$\$				●●	●●	●●●●	●●	●●
The Village at Baldwin Park	Apt	10.0	\$\$\$		✓		●●	●●	●●	●	●●
Trelago Apartments	Apt	6.0	\$\$				●	●●	●	●	●●

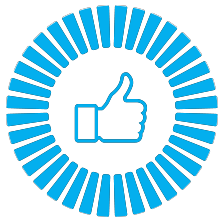
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

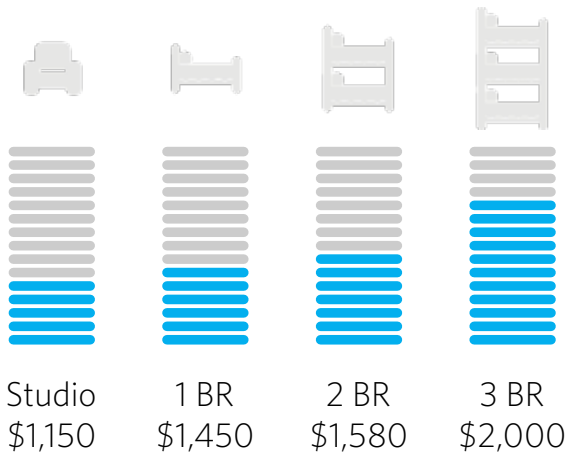
Buildings with the most FAMU Law students

[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	8+ PEOPLE
2 nd		CITRA AT WINDERMERE	7+ PEOPLE
3 rd		THE DISTRICT UNIVERSAL	6+ PEOPLE
4 th		CELANO APARTMENTS	5+ PEOPLE
4 th		EOS	5+ PEOPLE

1st

CORTLAND MIRROR LAKE

Altamonte Springs

\$

8+ 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 tik tok and Instagram, which is really cool"

2nd

CITRA AT WINDERMERE

Windermere

\$\$\$

7+ PEOPLE



Review by FAMU Law Student

"3 months into rental agreement, so far so good. Could be cheaper."

3rd

THE DISTRICT UNIVERSAL BOULEVARD

Orlando

\$\$

6+ PEOPLE



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

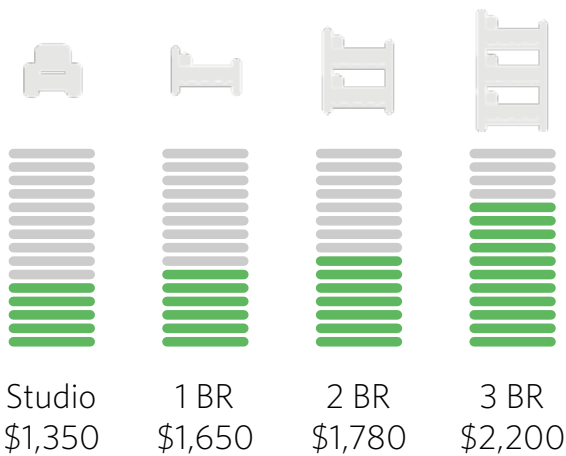
Buildings with the best overall ratings

[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

1 st		THE VILLAGE AT BALDWIN PARK	10.0 OVERALL RATING
2 nd		CITRA AT WINDERMERE	9.0 OVERALL RATING
2 nd		EOS	9.0 OVERALL RATING
4 th		CELANO APARTMENTS	8.0 OVERALL RATING
4 th		THE ESTATES AT PARK AVENUE	8.0 OVERALL RATING

1st

THE VILLAGE AT BALDWIN PARK
Baldwin Park

\$\$\$

10.0
OVERALL
RATING



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."

2nd

CITRA AT WINDERMERE
Windermere

\$\$\$

9.0
OVERALL
RATING



Review by *FAMU Law Student*

"3 months into rental agreement, so far so good. Could be cheaper."

2nd

EOS
Orlando

\$

9.0
OVERALL
RATING



Review by *FAMU Law Student*

"Love it here!"

BEST FOR AMENITIES

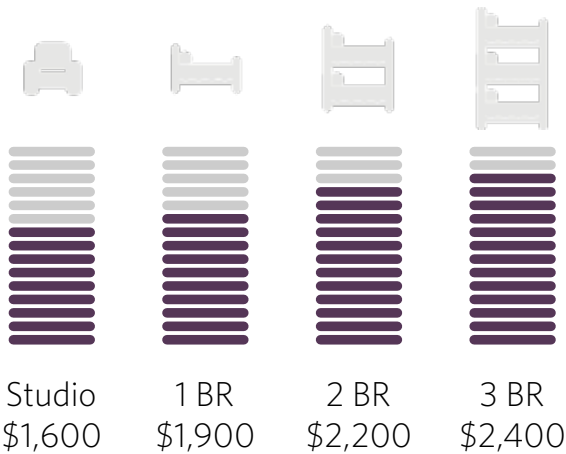
Highest-rated properties for amenities

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		CITRA AT WINDERMERE	10.0 AMENITY RATING
1 st		EOS	10.0 AMENITY RATING
3 rd		THE DISTRICT UNIVERSAL	9.0 AMENITY RATING
4 th		CORTLAND MIRROR LAKE	8.5 AMENITY RATING
5 th		THE VILLAGE AT BALDWIN PARK	8.0 AMENITY RATING

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*

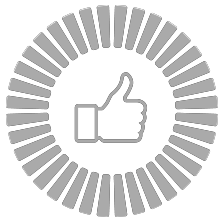
"A good distance from school about 15-20min drive. The complex has a nice pool, dog park, courtyard, package lockers, on property police officer, and 5-day valet trash. It is gated and maintenance requests are fulfilled no later than 48 hours with 24/7 emergency requests. Each apartment is powered via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

BEST FOR VALUE

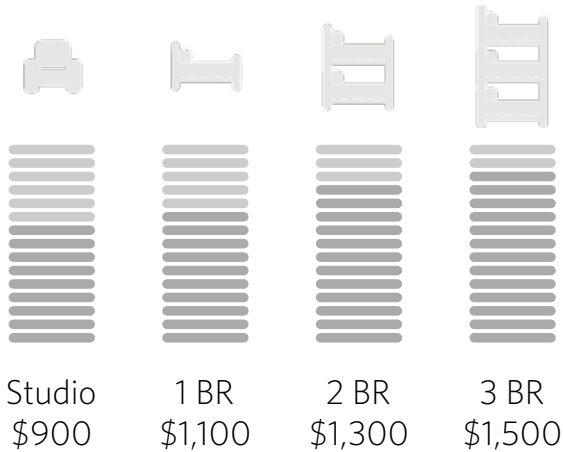
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](https://www.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		CITRA AT WINDERMERE	10.0 VALUE RATING
2 nd		CELANO APARTMENTS	9.0 VALUE RATING
3 rd		THE DISTRICT UNIVERSAL	8.0 VALUE RATING
4 th		CORTLAND MIRROR LAKE	7.0 VALUE RATING
4 th		THE ESTATES AT PARK AVENUE	7.0 VALUE RATING

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 comped 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.

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