

*REVIEWS AND ADVICE  
FROM CURRENT STUDENTS*

## **FAMU COLLEGE OF LAW**

# HOUSING GUIDE — 2024 —

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

**VeryApt**

Intelligent Apartment Search

## TABLE OF CONTENTS

3

### HOUSING FACTS

*Our data on housing*

4

### ABOUT VERYAPT

*Using the VeryApt site alongside this guide*

5

### NEIGHBORHOODS OVERVIEW

*Most popular neighborhoods for FAMU Law students*

6 Central Business Dist.

7 Maitland

8 Altamonte Springs

9 Park Central

10

### DATA TABLE

*Compiled from FAMU Law student reviews*

11

### APARTMENT RATINGS

*Top apartments, based on the feedback of FAMU Law students*

11 Most Popular

12 Highest Rated

13 Best for Amenities

14 Best for Value

## 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



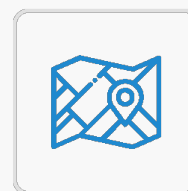
Value



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](mailto:contact@veryapt.com).**

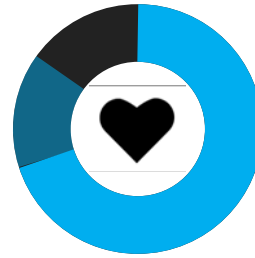
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation 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



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

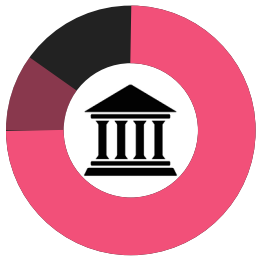
## Who FAMU Law students live with



- 70%** Alone
- 15%** Spouse/partner
- 15%** Roommate (excluding spouse/partner)

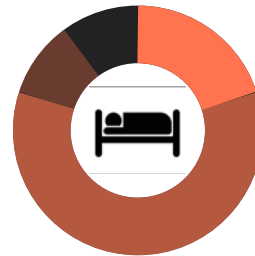
31% of FAMU Law students live with pets

## What type of properties FAMU Law students live in



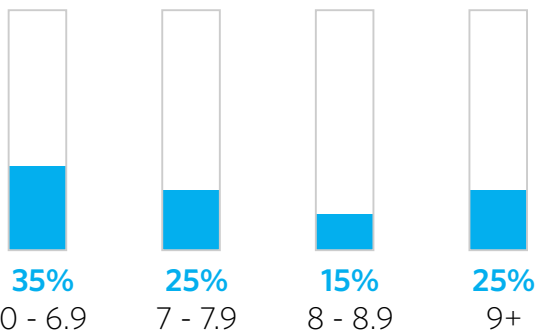
- 75%** Large property (50+ units)
- 10%** Small property (2-9 units)
- 15%** Mid-size property (20-49 units)

## What size residences FAMU Law students live in



- 20%** Studios
- 60%** One bedrooms
- 10%** Two bedrooms
- 10%** Three or more bedrooms

## Distribution of property ratings



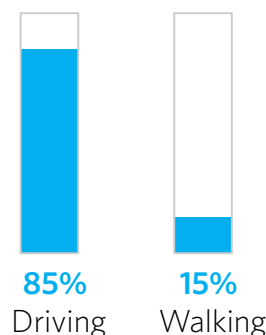
## Average rent by apartment size



## Rent versus own



## Commute methods



# Rent with Confidence

## Time Savers

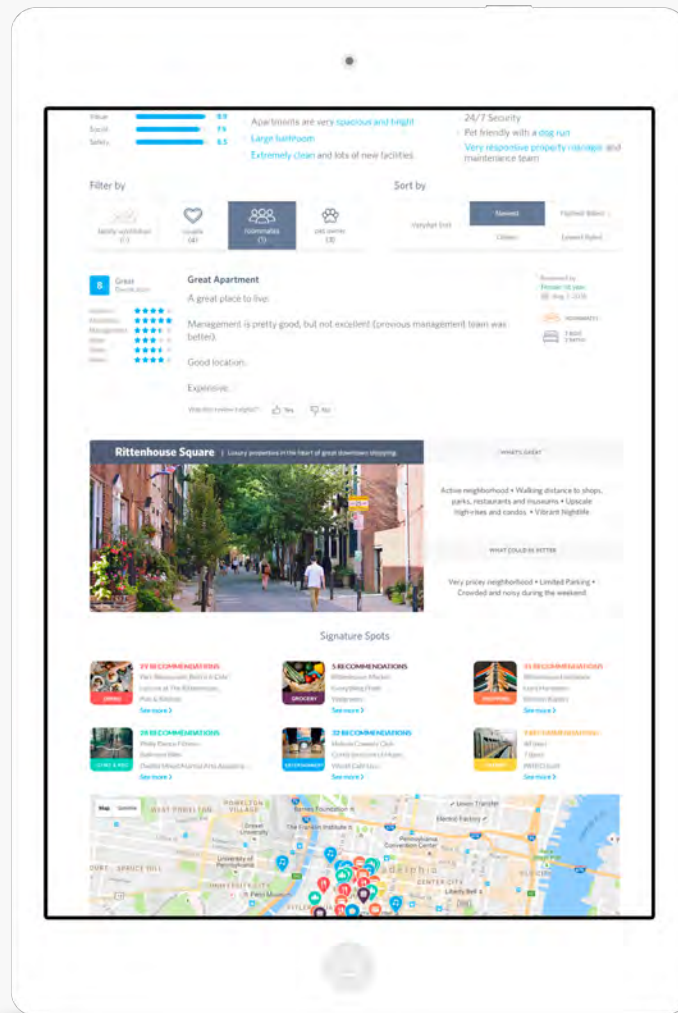


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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

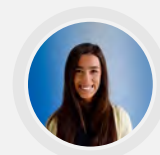


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

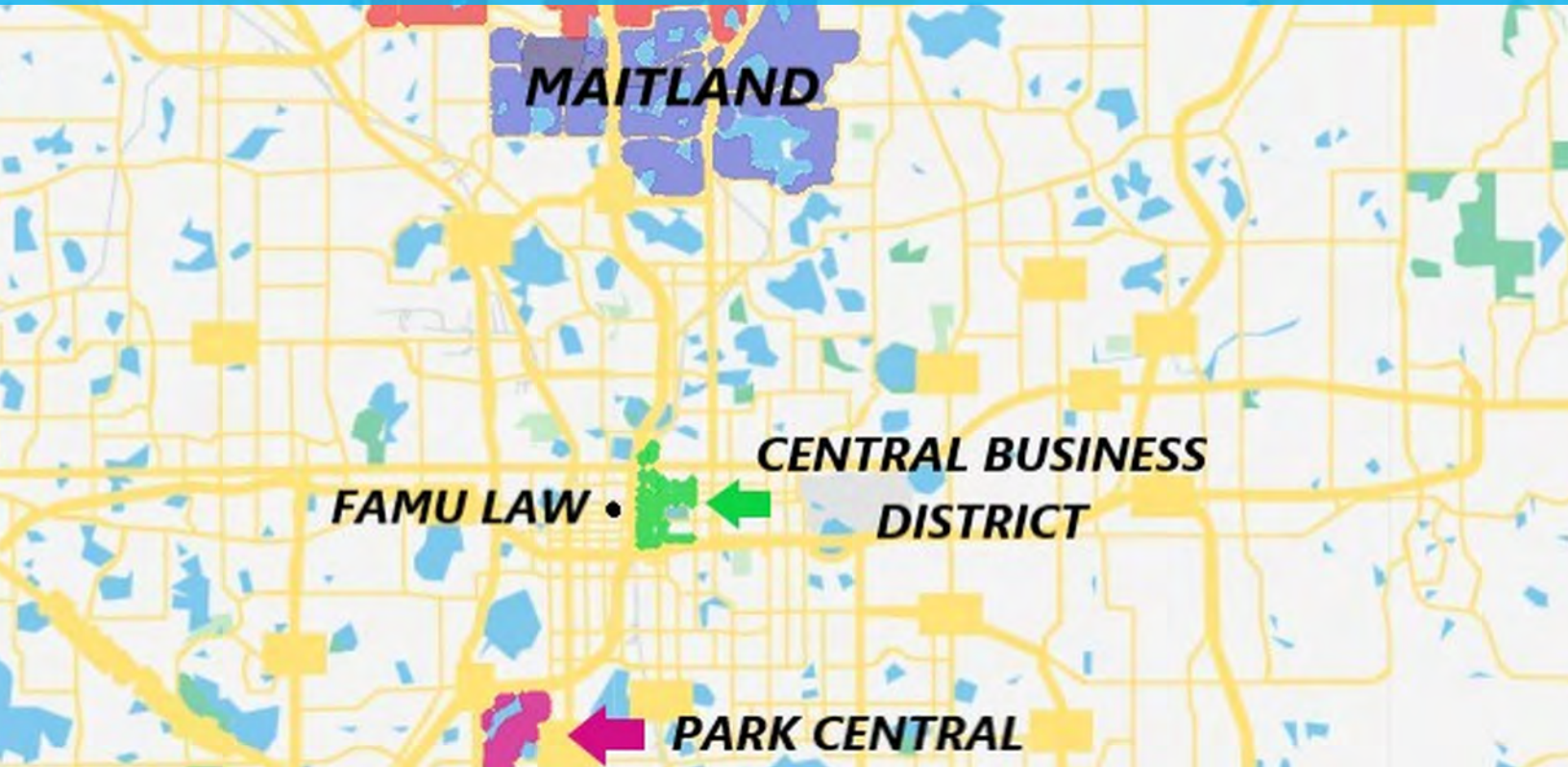
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations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

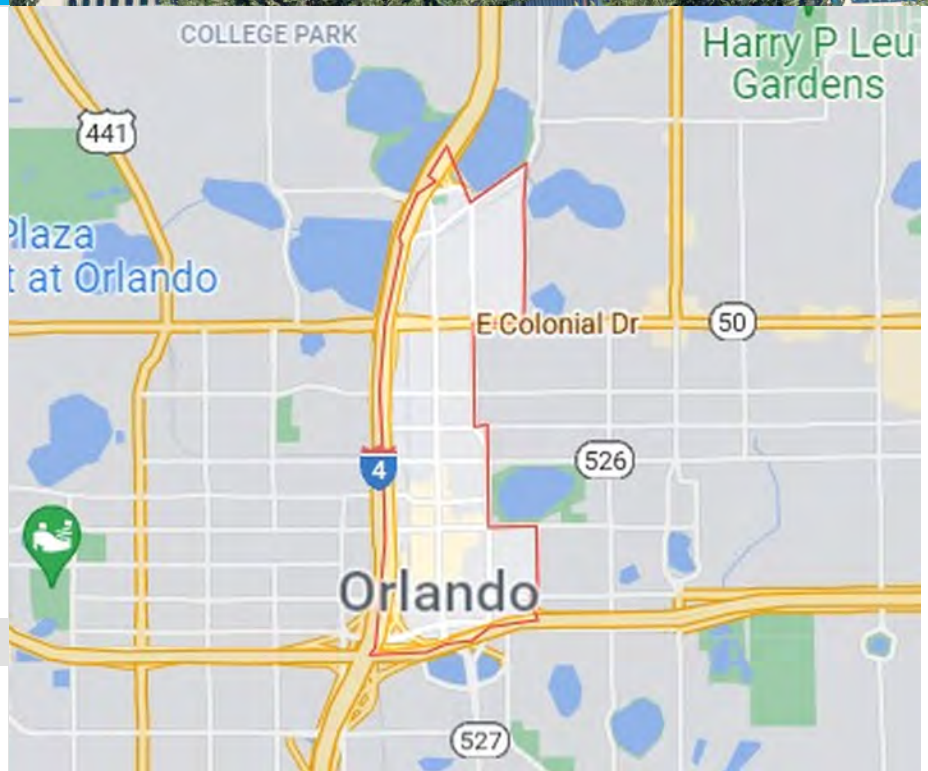
# Central Business Dist.

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](#)

CAMDEN NORTH

Close enough to Downtown for the urban feel but in a perfect position to avoid traffic and other negative factors.



Review by [FAMU Law Student](#)

THE JULIAN

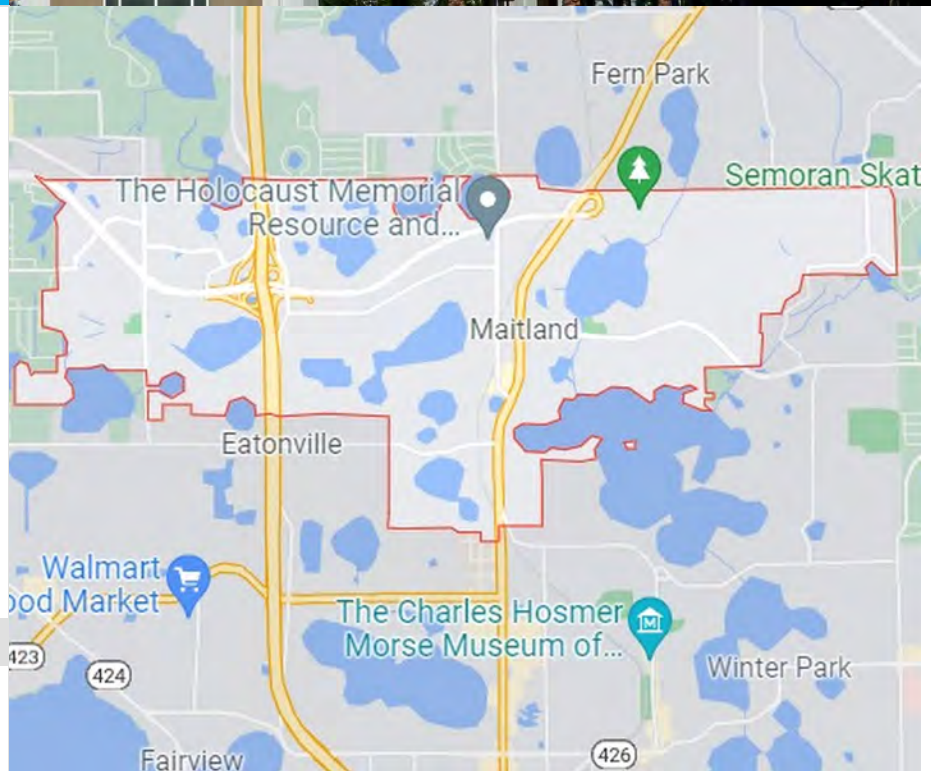
Creative village is a brand new neighborhood with many properties being completed in 2022 including a new apartment building, EA Sports building, UCF, Valencia, Dr. Phillips school and is right across the highway from the heart of downtown. It is very colorful and artistic, very cool area.

# 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](#) VILLAGE AT LAKE LILY

Close enough to Downtown for the urban feel but in a perfect position to avoid traffic and other negative factors.



Review by [FAMU Law Student](#) 400 NORTH

There is a nice area for walking your animals. There is a Publix within walking distance from the apartment. The location is within reach of Altamonte, winter park and Orlando.

# Altamonte Springs

Park Filled Suburb

## ABOUT ALTAMONTE SPRINGS

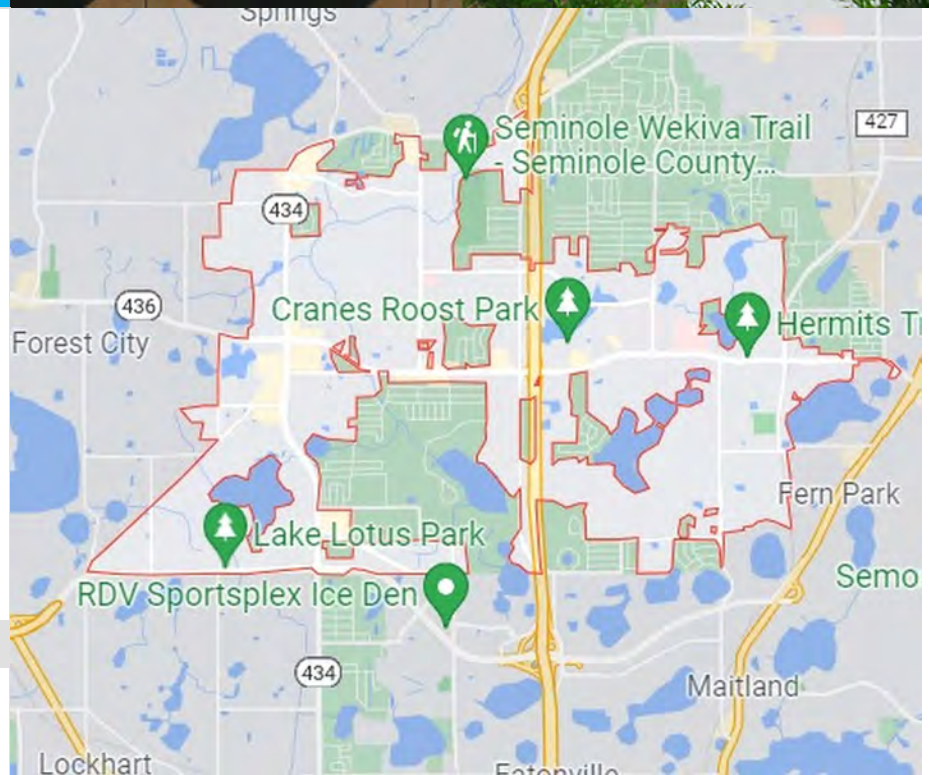
Located a short drive north of campus, Altamonte Springs is a bustling and progressive community built for an evolving business climate. With tree-lined streets and a booming local economy, residents work to make this town feel like home for both locals and tourists alike. Good schools and plenty of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



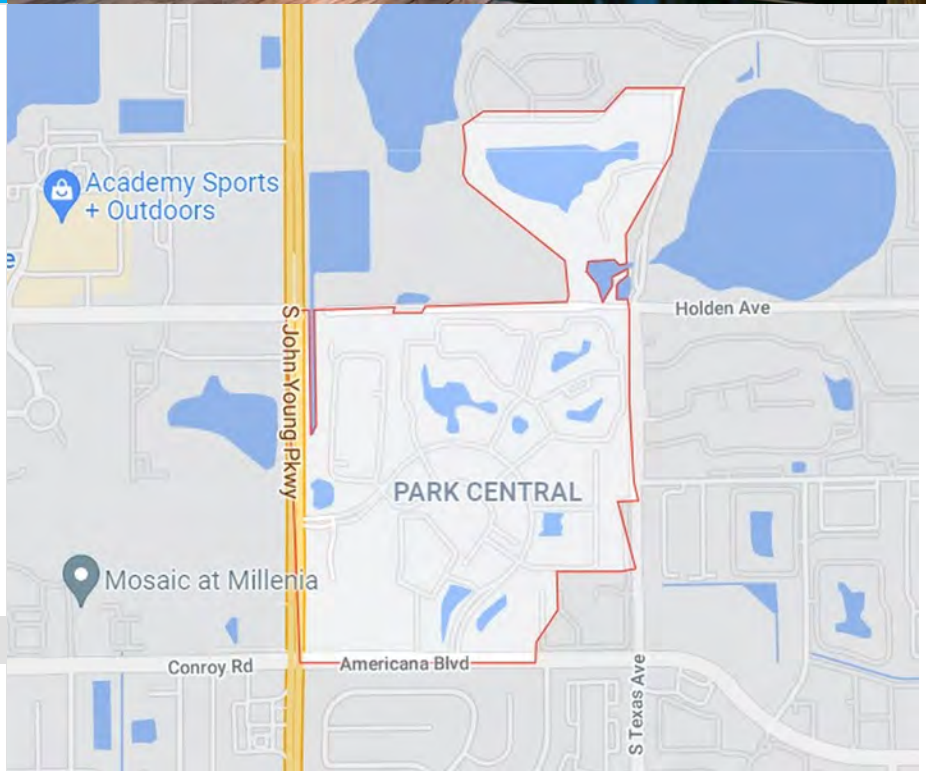


# Park Central

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
- \$\$\$\$ \$1260+ per renter
  - \$\$\$ \$1110- \$1259
  - \$\$ \$1050- \$1109
  - \$ < \$1050

\* 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
400 North	Apt	8.0	\$\$	✓			●●●	●●●	●●●●	●●●	●●●
Advenir at Magnolia	Apt	7.0	\$\$	✓			●●●●	●●	●	●●●	●●●●
Altaire at Millenia	Apt	8.3	\$\$	✓	✓	✓	●●●	●●●●	●●	●●●●	●●●●
Avalyn West	Apt	6.0	\$\$		✓		●●	●●	●	●	●●
Avisa Lakes	Apt	6.0	\$			✓	●●	●	●●	●	●●●
Berkshire Winter Park	Apt	8.2	\$\$				●●●	●●●●	●●●●	●●●	●●●
Camden North Quarter	Apt	10.0	\$\$				●●●●	●●●●	●●●●	●	●●●●
Citra at Windermere	Apt	9.0	\$\$\$\$		✓	✓	●●●●	●●●●	●●●●	●●	●●●●
Courtney At Lake Shadow	Apt	8.0	\$\$				●	●●●	●●●●	●●●	●●
Crescent Central Station	Apt	6.0	\$\$\$\$	✓			●●	●●	●●	●●	●●
IMT Maitland Pointe Apartments	Apt	8.2	\$\$				●●●●	●●●	●●●	●●●	●●
Misty Oaks Apartments	Apt	6.0	\$\$				●●●	●	●●	●●	●●
Regency Oaks Apartments	Apt	6.0	\$			✓	●	●	●	●●	●●
Signal Pointe	Apt	6.0	\$				●●	●	●	●	●●
SteelHouse	Apt	6.0	\$\$\$				●●	●●	●●●	●●	●●
Stella West	Apt	6.0	\$\$				●	●	●	●	●●
The Cannery at the Packing District	Apt	9.0	\$\$				●●●●	●●●●	●●●	●●●●	●●●●
The District Universal Boulevard	Apt	7.0	\$\$				●	●●●	●●●	●●●●	●●●
The Julian Orlando	Apt	7.8	\$\$\$			✓	●	●●●●	●●	●●●●	●●
The Princeton at College Park	Apt	10.0	\$\$				●●●●	●●●	●●●	●●●●	●●●●
The Tiffany at Maitland West	Apt	10.0	\$\$\$		✓		●●●	●●●	●●●●	●●●	●●●
The Village at Lake Lily	Apt	8.0	\$\$\$	✓	✓		●●●	●●	●●●	●●	●●●
Uptown Place Apartments	Apt	7.0	\$\$				●●	●●	●●	●●●●	●●

\*\*\* 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

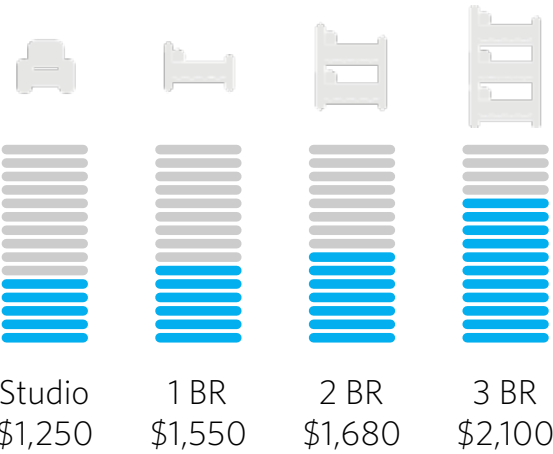
Buildings with the most FAMU Law students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



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



## TOP 5

1 <sup>st</sup>		THE VILLAGE AT LAKE LILY	8+ PEOPLE
2 <sup>nd</sup>		AVISA LAKES	6+ PEOPLE
3 <sup>rd</sup>		CELANO APARTMENTS	5+ PEOPLE
4 <sup>th</sup>		CITRA AT WINDERMERE	2+ PEOPLE
4 <sup>th</sup>		THE DISTRICT UNIVERSAL	2+ PEOPLE

1<sup>st</sup> THE VILLAGE AT LAKE LILY \$\$\$ | 8+ PEOPLE  
Maitland

**Review by FAMU Law Student**  
 "It's a nice complex, and a lot of space for your money. They are doing renovations, so I think future students should keep an eye out for what this place could become."

2<sup>nd</sup> AVISA LAKES \$ | 6+ PEOPLE  
Orlando

**Review by FAMU Law Student**  
 "This place is very spacious and close to campus. The price is very economical. The apartment complex does a good job at upkeeping the property and maintenance is very quick to respond to work orders."

3<sup>rd</sup> CELANO APARTMENTS \$ | 5+ PEOPLE  
Pine Loch, 2401 S Bumby Ave

**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."

# HIGHEST RATED

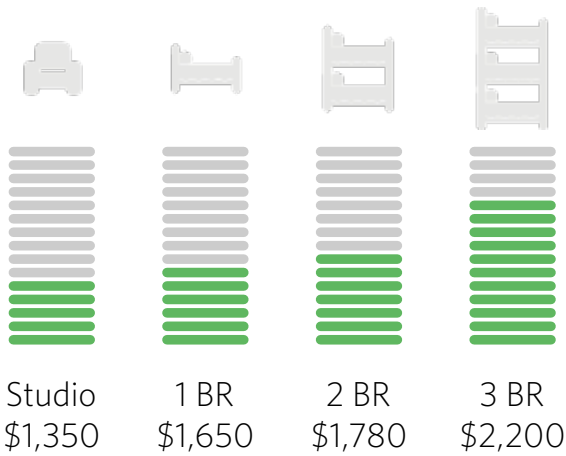
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](http://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 <sup>st</sup>		THE TIFFANY AT MAITLAND WEST	10.0 OVERALL RATING
1 <sup>st</sup>		THE PRINCETON AT COLLEGE PARK	10.0 OVERALL RATING
3 <sup>rd</sup>		CITRA AT WINDERMERE	9.0 OVERALL RATING
4 <sup>th</sup>		ALTAIRE AT MILLENIA	8.3 OVERALL RATING
5 <sup>th</sup>		BERKSHIRE WINTER PARK	8.2 OVERALL RATING

1<sup>st</sup>

THE TIFFANY AT MAITLAND WEST \$\$\$\$ | 10.0 OVERALL RATING  
Maitland, 9301 Summit Centre Way



Review by *FAMU Law Student*

"It's only 15 min from school. Maitland is a very quiet area. Very beautiful apartments and you'll have plenty of space and peace."

1<sup>st</sup>

THE PRINCETON AT COLLEGE PARK \$\$\$ | 10.0 OVERALL RATING  
College Park, 646 W Smith St



Review by *FAMU Law Student*

"Leasing team is great! Always have resident events. It's amazing"

3<sup>rd</sup>

CITRA AT WINDERMERE \$ | 9.0 OVERALL RATING  
Windermere, 11353 Citra Cr



Review by *FAMU Law Student*

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

# BEST FOR AMENITIES

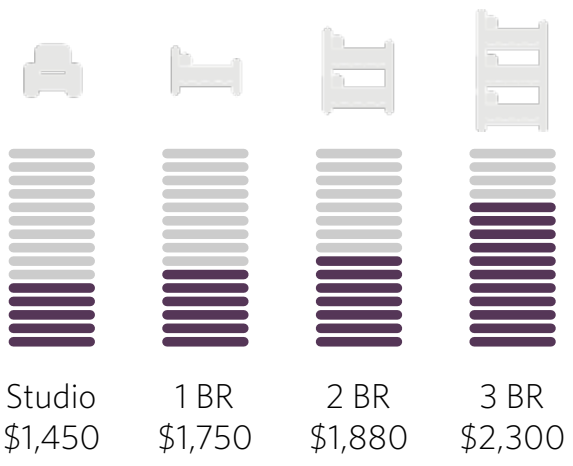
Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top amenity properties typically offer:



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



## TOP 5

1 <sup>st</sup>		CAMDEN NORTH QUARTER	10.0 AMENITY RATING
2 <sup>nd</sup>		CITRA AT WINDERMERE	9.0 AMENITY RATING
2 <sup>nd</sup>		THE CANNERY AT THE PACKING DISTRICT	9.0 AMENITY RATING
4 <sup>th</sup>		ALTAIRE AT MILLENIA	8.0 AMENITY RATING
5 <sup>th</sup>		BERKSHIRE WINTER PARK	8.2 AMENITY RATING

1<sup>st</sup>

**CAMDEN NORTH QUARTER** \$\$ | 10.0 AMENITY RATING  
Central Business District, 777 N Orange



**Review by FAMU Law Student**  
"Very convenient location, very close to campus but just far enough to avoid some of the busier factors of Downtown Orlando. Central to grocery stores, restaurants, parks. Management is very responsive and helpful and the building is safe with 24 hour concierge support."

2<sup>nd</sup>

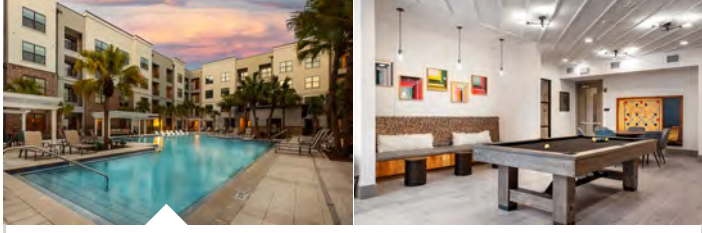
**CITRA AT WINDERMERE** \$\$\$\$ | 9.0 AMENITY RATING  
Windermere, 11353 Citra Cr



**Review by FAMU Law Student**  
Love living here! Rooms are so nice and spacious with a great layout and so much storage. Amenities are pretty updated and clean!

2<sup>nd</sup>

**THE CANNERY AT THE PACKING DISTRICT** \$\$ | 9.0 AMENITY RATING  
Princeton-Silver Star, 2501 N Orange



**Review by FAMU Law Student**  
"If you're looking for a place to stay near FAMU Law, its about a 7min-15min max drive to the school parking garage. The apartment is a bit pricey but it is very nice and very safe especially if you're moving in alone. There are plenty of amenities and the staff and residents are friendly. There is a lot of construction going on around it at the moment but its still building up to be a nice area. Not much around it yet but the grocery store is a few min away and college park is about 5min away with lots of food options as well."

# BEST FOR VALUE

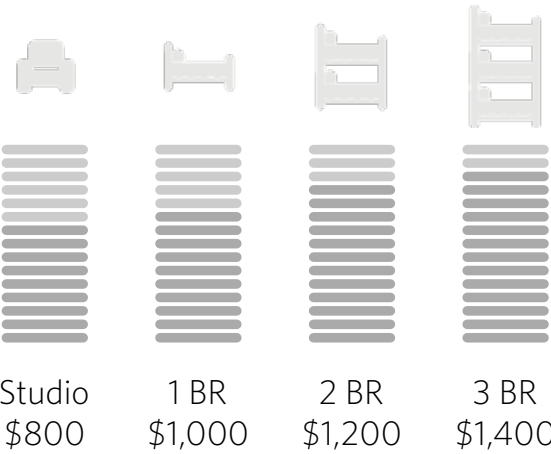
Highest-rated properties for value

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top value properties typically offer:



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



## TOP 5

1 <sup>st</sup>	AVISA LAKES	6.0 VALUE RATING
1 <sup>st</sup>	SIGNAL POINTE	6.0 VALUE RATING
3 <sup>rd</sup>	400 NORTH	8.0 VALUE RATING
4 <sup>th</sup>	ADVENIR AT MAGNOLIA	7.0 VALUE RATING
4 <sup>th</sup>	THE DISTRICT UNIVERSAL	7.0 VALUE RATING

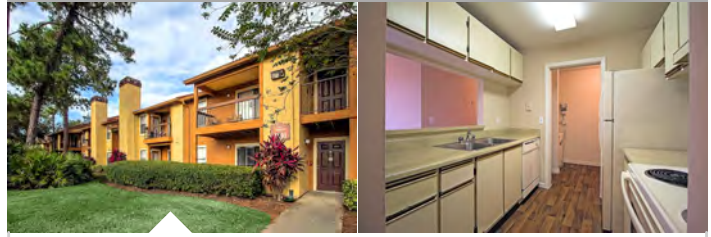
1<sup>st</sup>

### AVISA LAKES

Orlando, 7960 Pine Crossing Cir

\$

6.0 VALUE RATING



**Review by FAMU Law Student**

"This place is very spacious and close to campus. The price is very economical. The apartment complex does a good job at upkeeping the property and maintenance is very quick to respond to work orders."

1<sup>st</sup>

### SIGNAL POINTE

Winter Park, 2500 Howell Branch Rd

\$

6.0 VALUE RATING



**Review by FAMU Law Student**

Decent spot to live. One of the cheapest options with still a good number of amenities and space. Staff is usually pretty nice and friendly, but I haven't had any issues yet, it has been pretty clean and convenient location for school.

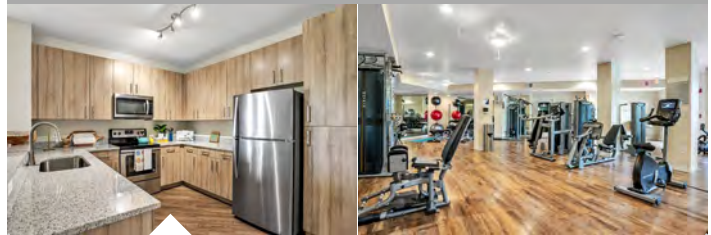
3<sup>rd</sup>

### 400 NORTH

Maitland, 400 N Orlando Ave

\$\$

8.0 VALUE RATING



**Review by FAMU Law Student**

"The housing complex has all you need as a student with great amenities, counter tops, and floors."

# 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.

The logo for Very Apt, featuring the words "Very Apt" in a stylized, blue, italicized font. The logo is set against a white circular background that is part of a larger white shape in the top right corner of the dark blue page.

QUESTIONS?

**CONTACT@VERYAPT.COM**

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