

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

WVU COLLEGE OF LAW

HOUSING GUIDE

— 2025 —

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



TABLE OF CONTENTS

3 HOUSING FACTS

Our data on housing

4 ABOUT VERYAPT

Using the VeryApt site alongside this guide

5 MORGANTOWN

Neighborhood details

6 DATA TABLE

Compiled from WVU Law student reviews

8 APARTMENT RATINGS

Top apartments, based on the feedback of WVU Law students

- 8 Most Popular
- 9 Highest Rated
- 10 Best for Amenities
- 11 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 Morgantown. We asked WVU Law students to rate their apartments on a scale of 1-10 across six categories:



Overall



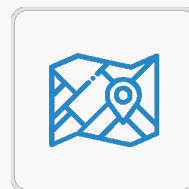
Value



Management



Amenities



Location



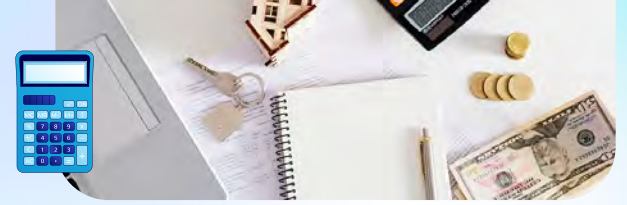
Safety

Based on their feedback, we compiled a list of the best apartment buildings for WVU 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.

Renter Guide

and Rental Calculator



1 IDENTIFY YOUR MONTHLY BUDGET

- › You can calculate your monthly costs here: [Online Rent Calculator](#)
- › Consider costs outside rent to accurately know your budget: utilities, groceries, transportation, insurance, etc.

2 CHECK YOUR CREDIT

And find a guarantor if your credit score does not meet the requirements.

3 REACH OUT TO APARTMENT BUILDINGS

 And landlords to learn more and set up tours.

4 GATHER FUNDS

 For up-front costs that come with renting.

- › Prepare to pay an application fee, security deposit, and first/last month's rent.

60-90 Days

Before Moving

5 APPLY FOR AN APARTMENT

- › Landlords and apartment managers will know unit availability at least 60 days out from your lease start date.
- › Make sure the properties you tour have units available for your move-in date.

6 SIGN A LEASE

 If you find something you like and it fits your budget.

7 FIND MOVERS

 And arrange dates.

8 FIND LONG-TERM PARKING

 If you have a vehicle.

30-60 Days

Before Moving

9 SIGN A LEASE

 If you haven't already.

10 MAKE SURE ALL UP-FRONT COSTS ARE PAID

11 CHANGE YOUR MAILING ADDRESS

12 TRANSFER OR CANCEL YOUR EXISTING UTILITIES

13 GET RENTER'S INSURANCE

Through a number of reliable companies. Your landlord may suggest some.

14 PREP AND FIND FURNITURE

15-30 Days

Before Moving



15

INSPECT YOUR
NEW APARTMENT



16

GET
WIFI



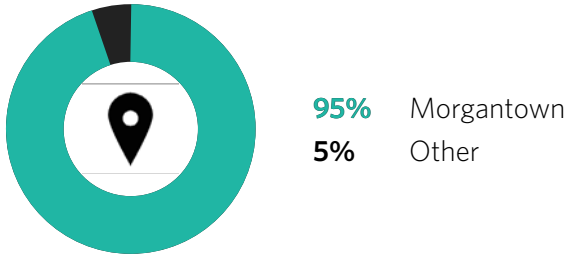
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SET UP A
STUDY SPACE!

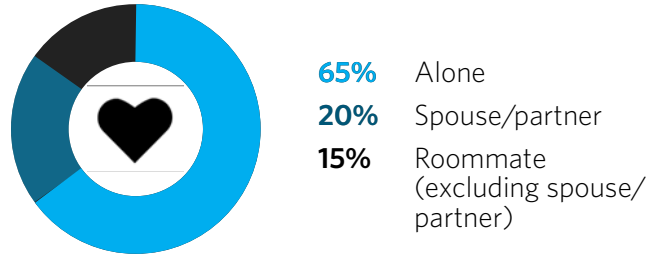
Right After

Moving

Where WVU Law students live

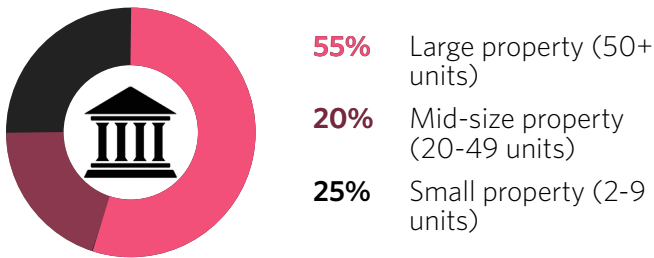


Who WVU Law students live with

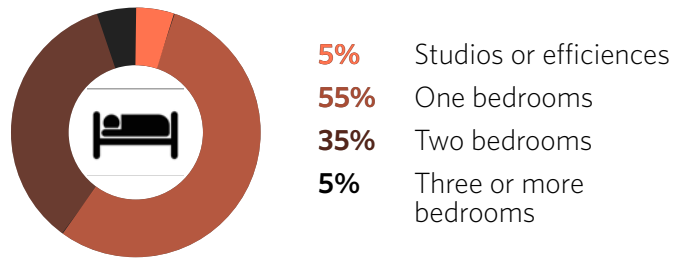


40% of WVU Law students live with pets

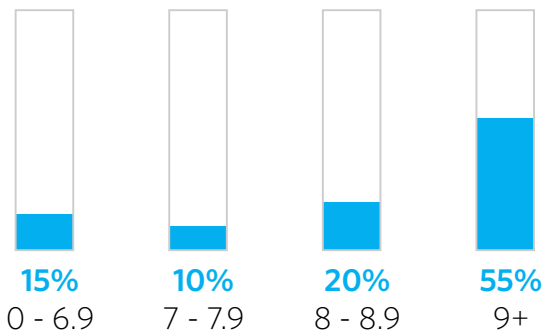
What type of properties WVU Law students live in



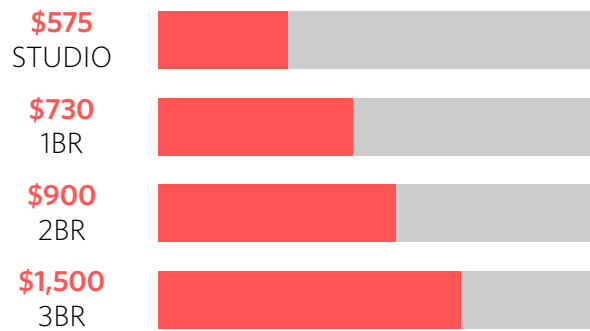
What size residences WVU Law students live in



Distribution of property ratings



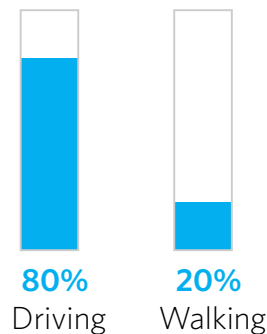
Average rent by apartment size



Rent versus own



Commute methods





Morgantown

Home to West Virginia University

ABOUT MORGANTOWN

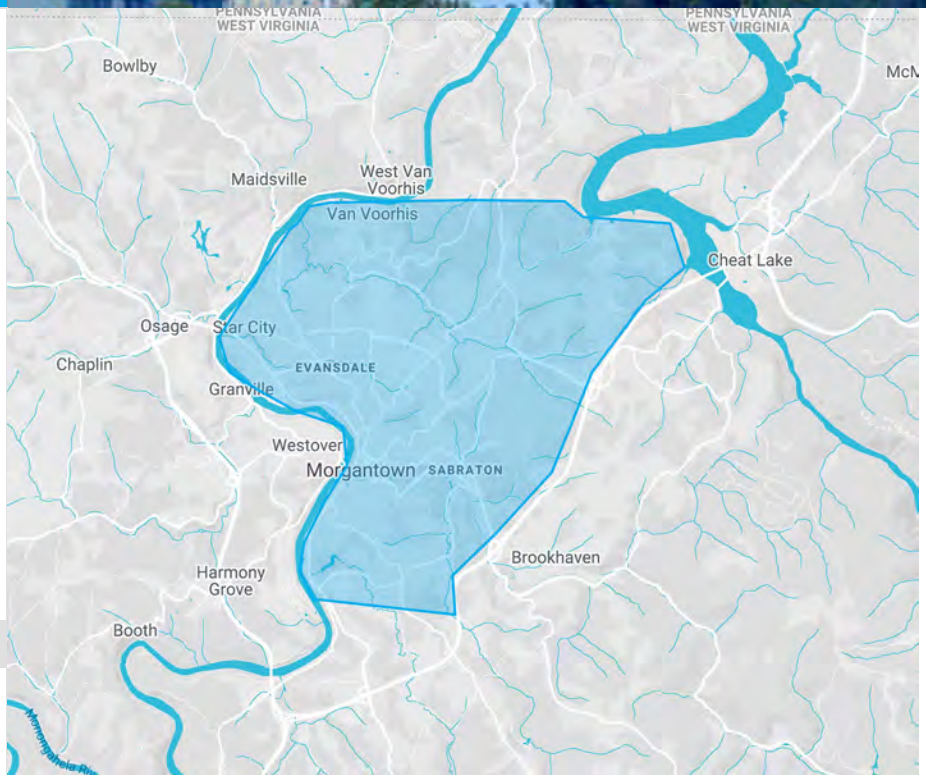
Morgantown is an ideal college town. It's extremely walkable and offers a wide selection of restaurants, bars, and nightlife options. As a WVU Law student, the majority of your classmates will live here making it easy to coordinate study groups and activities. Aside from the university, the town is filled with historical buildings, beautiful rolling hills and scenic views. Natural beauty can be found all around Morgantown.

College Town

Walkable

Restaurants

Scenic



MEDIAN RENTS IN MORGANTOWN

\$550

Studio

\$860

1 Bedroom

\$1,060

2 Bedroom

WHAT RESIDENTS THINK ABOUT MORGANTOWN



Review by [WVU Law Student](#) 📍 WINDWOOD PLACE

The neighborhood is generally very quiet and peaceful. Generally, there is no noise pollution coming from surrounding areas. The only time there is is during WVU home games when I can hear the announcer talking and sometimes the audio they are playing at the stadium. There is a good mixture of young adults who are students or have just started their careers and families who live in this neighborhood.



Review by [WVU Law Student](#) 📍 METRO PROPERTIES

Safe to walk. No worries about traffic. The road is hilly and only about a half mile long. The neighborhood is mostly young adults with a mixture of students and young families.

APARTMENT RATINGS

KEY

- Excellent for a category
- Great
- Average
- Below average
- \$\$\$\$ \$930+ per renter
- \$\$\$ \$750- \$929
- \$\$ \$630- \$749
- \$ < \$630

* 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
416 Dille St	Apt	9.0	\$	✓			●●	●	●●●	●●	●●
428 Dille St	Apt	10.0	\$			✓	●●●●	●●●●	●●●●	●●●●	●●●●
Avalon Apartments	Apt	9.2	\$\$\$	✓			●●●	●●	●●●●	●●	●●
Barrington North Apartmentss	Apt	6.0	\$				●●	●	●	●	●●
Chateau Royale	Apt	6.0	\$\$	✓	✓	✓	●●	●●●	●	●●	●●
Chestnut Hill	Apt	8.4	\$\$				●●●	●●●●	●●●	●●●●	●●●●
College Park Apartments	Apt	8.0	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Copperfield Court	Apt	8.1	\$\$				●●●	●●	●●	●	●●●●
Domain at Town Centre	Apt	7.8	\$\$\$\$				●●●●	●●●●	●	●●●●	●●●●
Georgetown Apartments	Apt	8.3	\$\$				●●●	●●	●●●	●●●	●●●●
Grapevine Village	Apt	9.9	\$\$\$				●●●●	●	●●●●	●	●●
Graycliff Townhomes	Apt	8.5	\$\$\$\$		✓	✓	●●●	●●●	●●	●●	●●●●
Metro Properties	Apt	8.0	\$\$		✓	✓	●●	●●●●	●	●●	●●
Metro Towers	Apt	7.2	\$	✓			●●	●●●	●●●	●●●	●●
Mountain Valley Apartments	Apt	6.9	\$\$				●●	●●●	●●	●●●	●●

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

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Newberry Apartments	Apt	9.0	\$\$				●●	●●●	●●	●●●	●●●●
Northridge Townhomes	Apt	9.1	\$\$				●●	●●	●●●●	●●	●●●
Orchard Crossings	Apt	7.8	\$\$\$\$	✓			●●	●	●●	●	●●●
Prete Apartments Evansdale	Apt	9.8	\$				●●●●	●●●	●●●●	●●●●	●●●
Spark Black Bear	Apt	7.3	\$\$\$\$	✓	✓	✓	●●	●●●●	●	●●●●	●●
Stadium Court Apartments	Apt	6.9	\$\$				●●	●	●●	●	●●
Stadium View Apartments	Apt	8.3	\$				●●●	●	●●●●	●●●	●●●
Stonewood	Apt	9.1	\$\$\$				●●●●	●●●●	●●●	●●●●	●●●
Terrace Heights Apartments	Apt	8.0	\$\$\$				●●●	●●	●●	●●	●●
The Lofts	Apt	8.9	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●
Valley View Woods Apartments	Apt	7.8	\$\$				●●	●	●	●	●●
West Run Apartments	Apt	7.2	\$	✓			●●	●●●	●●●	●●●	●●
Windwood Place	Apt	9.7	\$\$	✓			●●●●	●●	●●●●	●●●	●●●

ABOUT OUR CATEGORIES

Property Type

Apartment (Apt) Properties with one building manager. Often have consistent pricing/features.

Condo Properties with multiple owners. Lease terms and features can vary significantly by unit.

Key Building Factor Ratings

Overall Rating Overall feedback on building quality.

Popularity Estimated # of students in the building.

Living Situation Ratings

Families How students with partners and/or children rated the building.

Pet Owners How students with pets rated the building.

Building Quality Ratings

Management Maintenance and service quality.

Amenities In-room and building features beyond the basics.

Value Building quality given cost of rent.

Social Building community and social scene.

Safety Building neighborhood safety.

MOST POPULAR

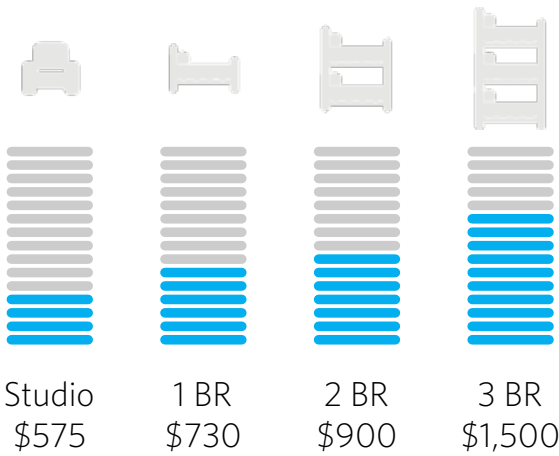
Buildings with the most WVU Law students

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

What students typically look for:



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



TOP 5

1 st		AVALON APARTMENTS	10+ PEOPLE
2 nd		METRO TOWERS	8+ PEOPLE
3 rd		WEST RUN APARTMENTS	6+ PEOPLE
4 th		WINDWOOD PLACE	5+ PEOPLE
5 th		CHATEAU ROYALE	3+ PEOPLE

1st
AVALON APARTMENTS
\$\$\$
10+ PEOPLE

Morgantown, 616 8th St






Review by WVU Law School Student

***This is for the 8th Street Avalon apartments at the TOP of the hill... there are two complexes... the apartments at the top of the hill are quieter and more geared toward professional students, whereas the bottom of the hill tends to have more undergrads.

I love how close this facility was to the law school, stadium, and downtown. The facility is clean and All of the utilities are included in the rent (cable, internet, electric, gas)."

2nd
METRO TOWERS
\$
8+ PEOPLE

Morgantown

Review by WVU Law School Student

"I love living at Metro. In my opinion, it is the best bang for your buck! It is very homie."

3rd
WEST RUN APARTMENTS
\$
6+ PEOPLE

Morgantown




Review by WVU Law School Student

"I have lived at West Run for several years now, and while it's not the fanciest place it works for a student budget. Maintenance is always quick and the leasing office always responds quickly to emails. Pet-friendly is a plus. There are occasionally some internet connectivity issues (usually when there are storms) though. Most of the appliances are on the older side, but can be replaced if there are any issues."

HIGHEST RATED

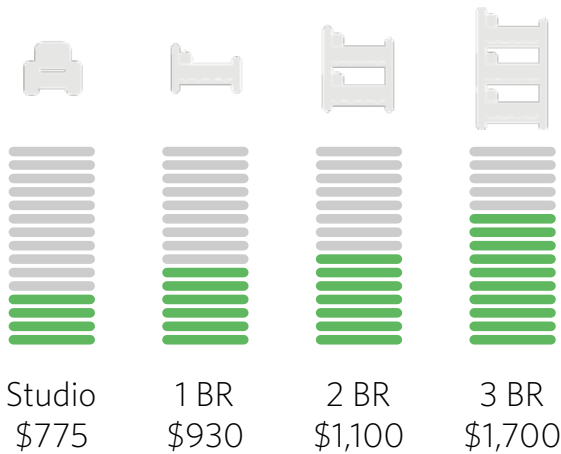
Buildings with the best overall ratings

[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 st	GRAPEVINE VILLAGE	9.9 OVERALL RATING
2 nd	PRETE APARTMENTS EVANSDALE	9.8 OVERALL RATING
3 rd	WINDWOOD PLACE	9.7 OVERALL RATING
4 th	AVALON APARTMENTS	9.2 OVERALL RATING
5 th	STONEWOOD	9.1 OVERALL RATING

1st
GRAPEVINE VILLAGE
\$\$\$
9.9
OVERALL RATING

Morgantown, 1324 Airport Blvd






Review by WVU Law School Student

"Great place to live. It's quiet, affordable, and newly remodeled apartments. It's just a little far from the law school and for game days can be a challenge to get to and from the tailgate but other than that, no complaints!"

2nd
PRETE APARTMENTS EVANSDALE
\$
9.8
OVERALL RATING

Morgantown, 2876 University Ave

Review by WVU Law School Student

"No problems so far. Super friendly and affordable."

3rd
WINDWOOD PLACE
\$\$
9.7
OVERALL RATING

Morgantown, 98 Windwood




Review by WVU Law School Student

"I've lived in my 1 bedroom at Windwood for 3 years. Never had a problem with managers. Apartment is amazing for the price you pay. Comes with in house washer dryer."

BEST FOR AMENITIES

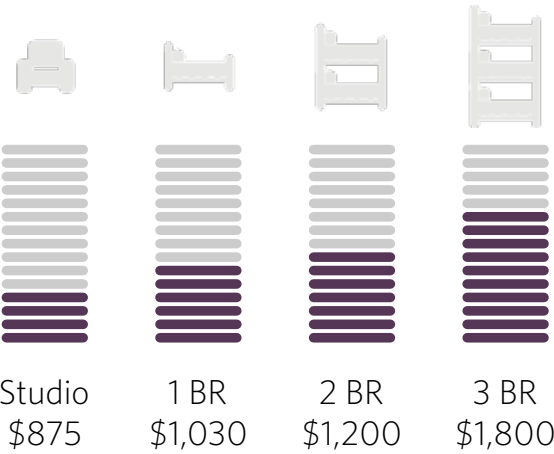
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



TOP 5

1 st	COLLEGE PARK APARTMENTS	9.9 AMENITY RATING
2 nd	WINDWOOD PLACE	9.7 AMENITY RATING
3 rd	DOMAIN AT TOWN CENTRE	9.5 AMENITY RATING
4 th	STONEWOOD	9.1 AMENITY RATING
5 th	THE LOFTS	9.0 AMENITY RATING

1st COLLEGE PARK APARTMENTS \$\$\$ | 9.9 AMENITY RATING
Morgantown, 60 Newton Ave

Review by WVU Law School Student
"Really like my place. Clean, affordable, everything you could ever need. However the one knock is you need a parking pass that's not included. Whatever you do apply for it first thing if you come here or else you will do some very serious walking."

2nd WINDWOOD PLACE \$\$ | 9.7 AMENITY RATING
Morgantown, 98 Windwood

Review by WVU Law School Student
"Amazing location. It takes me about 7 mins to get to the Law School. It is close enough to things like gas stations, grocery stores, and restaurants but still far enough that it is not super noisy. The rent price is very fair. The two landladies are very nice, considerate, and accommodating. Any time I have had a maintenance issue they have responded within a couple hours, and it has been fixed within the day or the next day."

3rd DOMAIN AT TOWN CENTRE \$\$\$\$ | 9.5 AMENITY RATING
Morgantown

Review by WVU Law School Student
"I moved to the Domain because my apartment closer to the Law School had barely any AC, no washer/dryer, no internet, and a slight pest problem. This place, in contrast, has everything. Pool, volleyball, grills, firepit, washer/dryer, internet, and a great maintenance team. It's a bit farther from the main campus, but it's right next to Target, Giant Eagle, etc. Ultimately, after I added my personal touches, the place feels like a resort. I know that when I go home I only have to worry about what I bring back with me."

BEST FOR VALUE

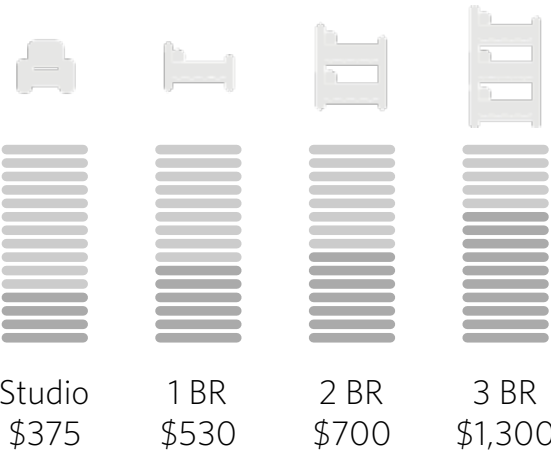
Highest-rated properties for value

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		428 DILLE ST	10.0 VALUE RATING
2 nd		PRETE APARTMENTS EVANSDALE	9.8 VALUE RATING
3 rd		STADIUM VIEW APARTMENTS	8.3 VALUE RATING
4 th		WEST RUN APARTMENTS	7.2 VALUE RATING
4 th		METRO TOWERS	7.2 VALUE RATING

1st

428 DILLE ST
Morgantown

\$ | 10.0 VALUE RATING



Review by *WVU Law School Student*
"Great Place!"

2nd

PRETE APARTMENTS EVANSDALE
Morgantown, 2876 University Ave

\$ | 9.8 VALUE RATING



Review by *WVU Law School Student*
"The apartment is very nice, the management is helpful, and the location is right next to the law school. The price is very reasonable for the size, along with not having any roommates."

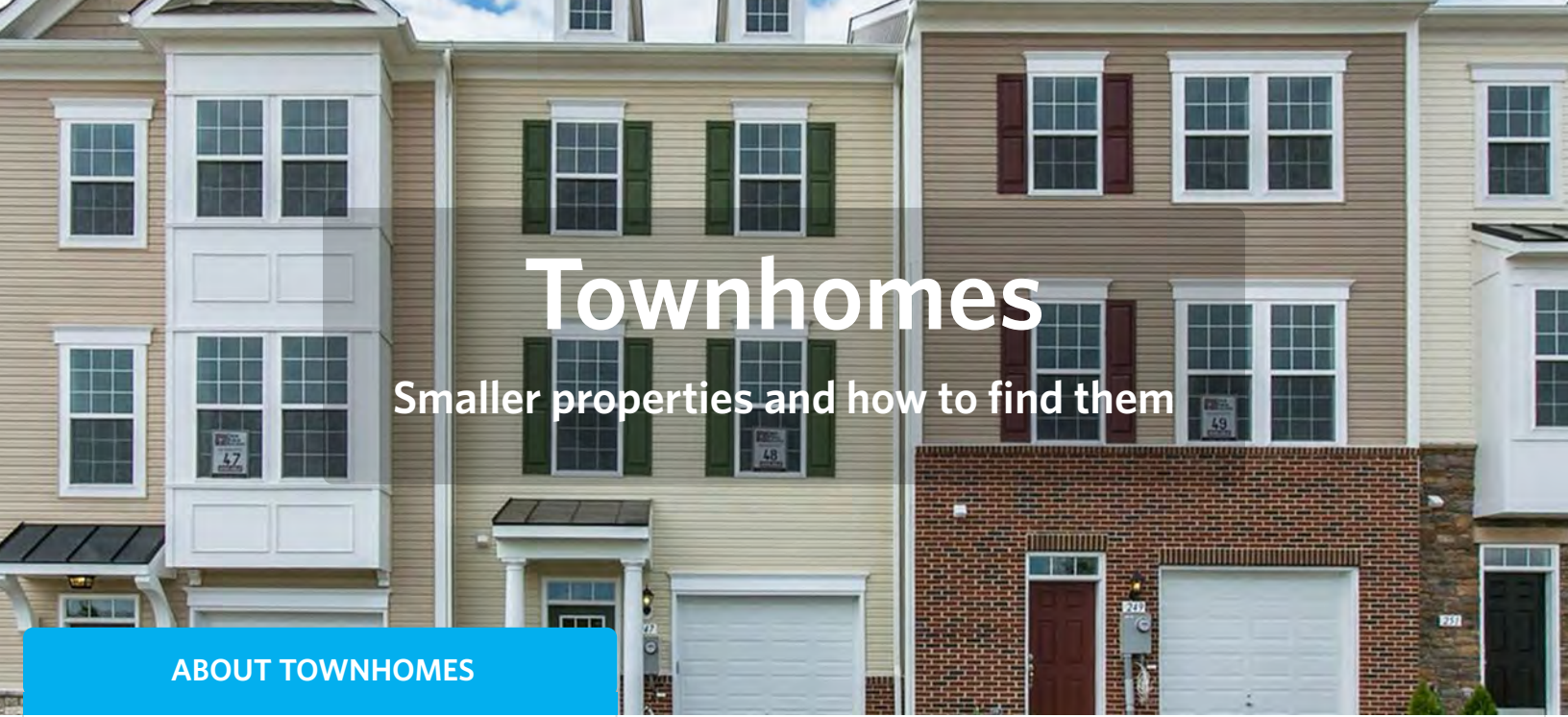
3rd

STADIUM VIEW APARTMENTS
Morgantown, 900 Willowdale Rd

\$ | 8.3 VALUE RATING



Review by *WVU Law School Student*
"The Stadium View apartments are in an amazing location. The complex is a 4-minute drive to WVU's College of Law, a few hundred steps to the football stadium, and right next door to a great Morgantown restaurant, the Varsity Club. The apartments vary in their condition, as some are refurbished and others are not, but the refurbished version is the perfect size for a single person. There is a walk-in closet, a large living room/kitchen room, and a bedroom separated by a pony-wall. With a little TLC, it can be a perfect fit at a comparatively great price. While, in the apartment, it doesn't include a washer or dryer, there are coin-operated machines on property. There are less amenities than there would be at some larger complexes, however, what it does have is proportionate to the rent."



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 WVU 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.

International Student

Guide to Renting

Renting an apartment as an international student can feel overwhelming, especially if it's your first time **navigating the housing market** in a new country.

Below is advice to **help make the process smoother** and highlights key differences from what domestic renters might experience.



1 Start Early



Begin your apartment search **at least 60-90 days** before you need to move, as international students face extra steps that may slow the process.

Popular rental areas nearby fill up fast, so starting early ensures you have enough time to **complete paperwork**, **secure financial guarantees**, and resolve any issues.

Also, consider **getting a roommate** to lower monthly costs. You'll want to start this process early so you have time to align with your roommate.

2 Documents You'll Need

Be prepared to provide more documentation than a domestic renter. Requirements include:



PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



PASSPORT

And visa information



PROOF OF FINANCIAL STABILITY

Most apartment buildings and landlords want to see that you, or your guarantor, are making **3x the monthly rent**.

i Documents for proof include bank statements, scholarships/financial aid, or proof of funding.



GUARANTOR

Some landlords require a local guarantor (someone who can pay the rent if you don't).

Universities may offer services to act as a guarantor for international students, or you can look into **third-party guarantor** services if you do not have one.

3 Credit History

Domestic renters often need a good credit history to rent an apartment, which can be a challenge for international students who don't have a U.S. credit score. If this is the case:



BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

Many apartments and landlords will charge higher up-front costs because you do not have a credit score.



FIND A CO-SIGNER

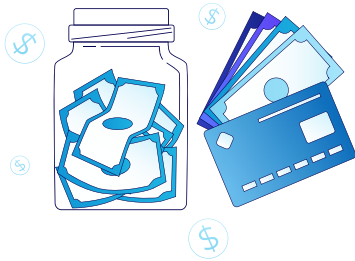
(Someone with a U.S. credit history to back your lease)

Some landlords are more flexible and may not require credit checks for students, so ask upfront.

4 Utilities and Up-Front Costs

While apartment buildings vary in their policies, you can usually expect to pay:

SECURITY DEPOSITS



Equivalent to:

1 Full Month of Rent

+ First & Last Month's Rent

UTILITIES (If they aren't included)



- ✓ Gas
- ✓ Water
- ✓ Electricity
- ✓ WiFi

i Ask your landlord what is included before you sign the lease to ensure the monthly expenses fit in your budget.

5 Know Your Rights

Tenant rights differ depending on where you are renting. Familiarize yourself with local rental laws, including:

SECURITY DEPOSITS

Typically refunded at the end of your lease if there's no damage.



MAINTENANCE

Landlords are responsible for repairs, so be sure to report issues in writing.

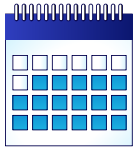


EVICTION

Ensure you know the rules around eviction notices and rent increases.



6 Understand Lease Terms



LEASE LENGTH

- › Most leases in the U.S. are 12 months.
- › Short-term leases may cost more, and subleasing might be an option if you only need housing for part of the year.



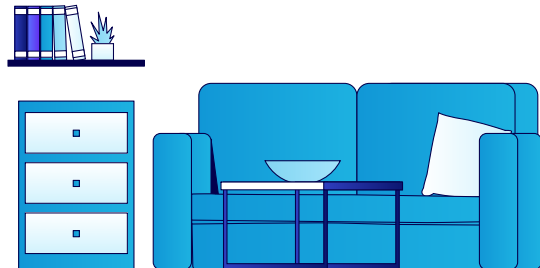
RENT PAYMENT

- › U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.

i International wire transfers can take time, so set up a U.S. bank account to simplify payment.

7 Furnishing Your Apartment

Many U.S. apartments are rented unfurnished. Here are a few tips:



FURNITURE

Consider buying second-hand furniture from local stores or online platforms like Craigslist or Facebook Marketplace.



SHORT-TERM RENTALS

If you're only staying for a semester or short-term, look for furnished apartments or ask about flexible furniture rental services.

Final Tips



BE WARY OF SCAMS

Avoid sending money before seeing the apartment or signing a lease. Always deal with reputable landlords or property management companies.



COMMUNICATE CLEARLY

Ask questions if something is unclear, and consider asking a friend or advisor to review documents with you.

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

READY TO MOVE?

**For more detailed reviews and
personalized recommendations,
visit our website below:**

**GET
STARTED!**