

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

ELON LAW

HOUSING GUIDE 2026

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



VeryApt

Intelligent Apartment Search

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HOUSING FACTS

Our data on housing

GREENSBORO

Neighborhood details

DATA TABLE

Compiled from Elon Law student reviews

APARTMENT RATINGS

Top apartments, based on the feedback of Elon Law students

Most Popular

Highest Rated

Best for Amenities

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 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 Greensboro. We asked Elon 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 Elon 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.

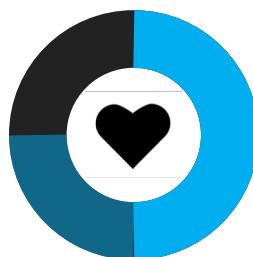
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation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



85% Greensboro
15% Other (<5% each)

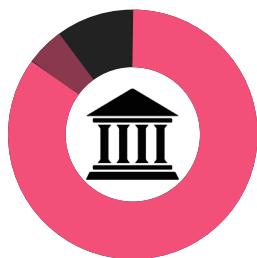
Who Elon Law students live with



50% Alone
25% Spouse/partner
25% Roommate (excluding spouse/partner)

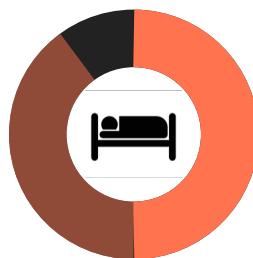
43% of Elon Law students live with pets

What type of properties Elon Law students live in



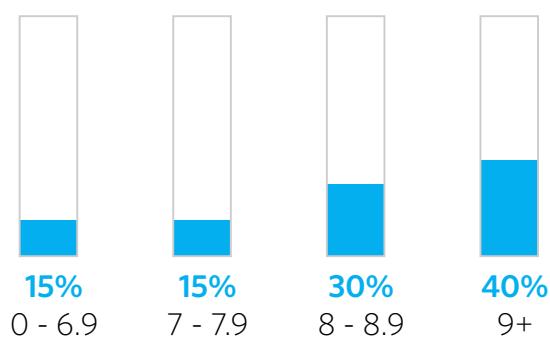
85% Large property (50+ units)
5% Mid-size property (20-49 units)
10% Single family home

What size residences Elon Law students live in

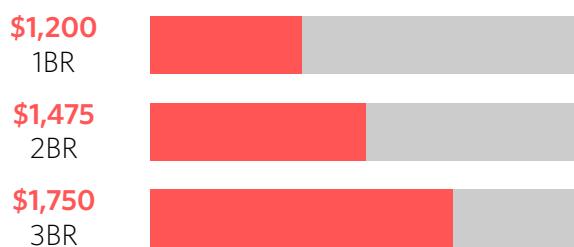


50% One bedrooms
40% Two bedrooms
10% Three or more bedrooms

Distribution of property ratings



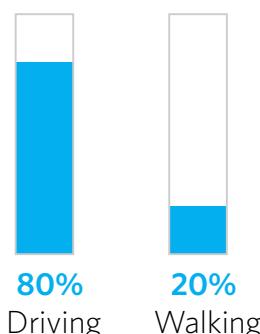
Average rent by apartment size

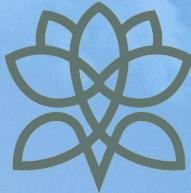


Rent versus own



Commute methods





SPRING STREET

APARTMENTS

Greensboro's newest luxury apartment community close to UNCG.



Where your dream home becomes a reality.



Open-concept 1, 2 & 3 bedroom layouts with upscale finishes and thoughtful details.

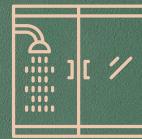
CABLE & INTERNET INCLUDED



STAINLESS STEEL APPLIANCES



IN-UNIT WASHER AND DRYER



WALK-IN SHOWERS

Vibrant Community Spaces

FULLY-EQUIPPED FITNESS CENTER

RESORT-STYLE POOL

COMMUNITY CLUBHOUSE

PRIVATE WORKSPACES

ROOFTOP LOUNGE

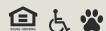
COMPLIMENTARY COFFEE BAR

DOG RUN

CLICK HERE TO INQUIRE ABOUT LEASING

Book a Tour (336) 390-4659
SpringStreetApts.com

523 N Spring St
Greensboro, NC 27410



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.

60-90 Days

Before Moving

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.

5 APPLY FOR AN APARTMENT

30-60 Days

Before Moving

- › 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.

9 SIGN A LEASE

If you haven't already.

15-30 Days

Before Moving

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

INSPECT YOUR NEW APARTMENT



16

GET WIFI



17

SET UP A STUDY SPACE!

Right After

Moving

Greensboro

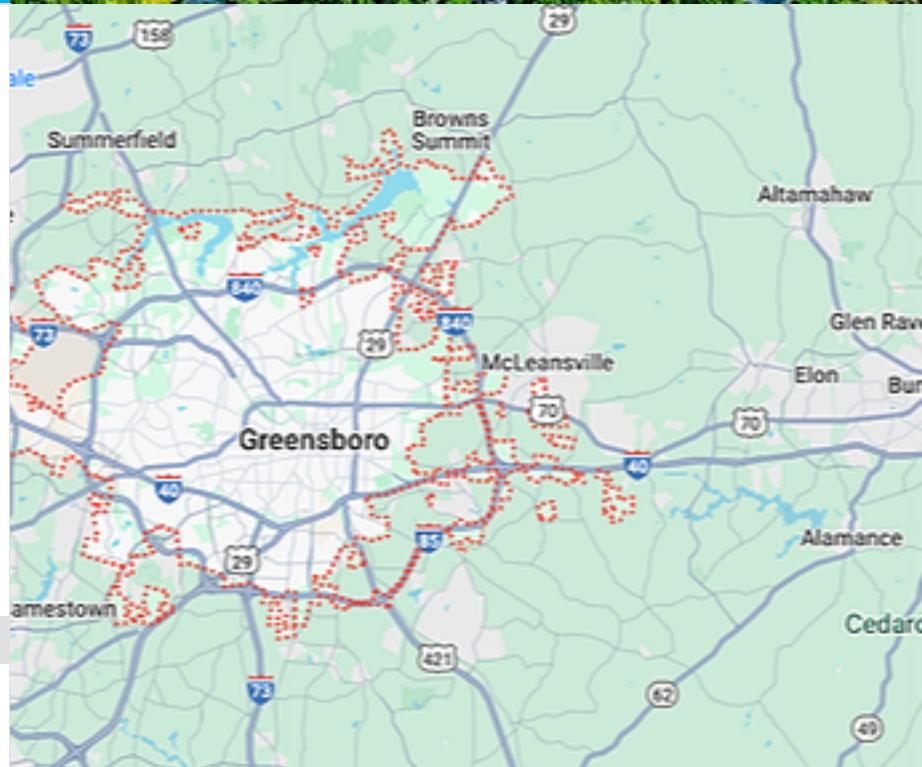
Perfect Blend of Southern Charm and Modern Living

ABOUT GREENSBORO

Greensboro is a small North Carolina city, centered between Winston-Salem and Raleigh-Durham. Most Elon University students reside in the metro for its countless amenities and abundant housing options. Less than a 30-minute drive from Elon's campus, the city offers an exciting atmosphere for young professionals and students to socialize, while the rich greenery and plentiful parks provide solice and adventure for fitness and recreation.

MEDIAN RENTS IN GREENSBORO

\$1,100 Studio	\$1,375 1 Bedroom	\$1,650 2 Bedroom
--------------------------	-----------------------------	-----------------------------



WHAT RESIDENTS THINK ABOUT GREENSBORO



Review by [Elon Law student](#) MADISON AT ADAMS

The neighborhood around the area is amazing! It's safe, clean, and very walkable with shops and pathways nearby. There's a park and green spaces which kids usually use to play football or runners use to run.



Review by [Elon Law student](#) PARK AT OAK RIDGE

The apartment complex itself is quiet and safe. There is an airport very close by, but it's hardly a nuisance. New Garden Rd and W Friendly Ave are very close by, which makes getting to any sort of shopping quite easy. I-73 and I-840 are also close, so it's easy to go to other cities as well. Elon Law is about 8 miles away, but it only takes 15-20 minutes to get there, even during rush hour.



1, 2, & 3-Br Apartments minutes from Downtown

A comfortable community near award-winning schools, local parks, and convenient shopping.

Select units feature **renovated interiors**, new appliances, newly painted cabinetry, and washer & dryer.



Take a Tour (336) 855-6634 TheWillowGreensboro.com

101 Meadowood St, Greensboro, NC 27409

CLICK HERE
to Inquire
About Leasing

Embrace a **fresh**
start accompanied
by **better living**



Great Amenities

- Well-Equipped Fitness Center
- Sparkling Pool
- Business Center

- Tennis Court
- Lakeside Gazebo
- Bark Park

Managed By:

CUSHMAN & WAKEFIELD



APARTMENT RATINGS

KEY

••••	Excellent for a category	\$\$\$\$	\$1260+ per renter
•••	Great	\$\$\$	\$1140- \$1259
••	Average	\$\$	\$780- \$1139
•	Below average	\$	< \$780

* 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
119 South	Apt	6.0	\$\$\$		✓	••	•	•	•	•	••
198 Milltown Apartments	Apt	8.7	\$\$\$\$	✓	✓	••	••••	•••	•••	•••	•••
8 West	Apt	8.5	\$\$\$\$		✓	••••	••••	••	••••	••••	••••
Addison Point	Apt	6.0	\$\$			•••	••	••	•	•	••
Amber Ridge	Apt	6.0	\$			••	•	•	•	•	••
Avery Square Apartments	Apt	10.0	\$\$			••••	••••	••••	•••	••••	••••
Battleground North Apts	Apt	7.0	\$			••	•	••	••	••	••••
Cardinal Apartments	Apt	9.0	\$			••••	•	••	•	•	••••
Carroll at Bellemeade	Apt	7.6	\$\$\$\$	✓		••	•••	•	••••	•••	•••
CityView	Apt	7.7	\$\$	✓	✓	••	•••	••••	•••	••	••
Comet Greensboro	Apt	9.4	\$\$\$\$	✓		••••	••••	•••	•••	•••	••••
Country Park at Tall Oaks	Apt	9.0	\$\$\$		✓	••••	••••	••••	••	••	••
Crowne Gardens	Apt	6.0	\$			••	•••	•	••	••	••
Crowne at James Landing	Apt	9.0	\$			•••	••••	••••	••••	••••	••••
Encore North	Apt	10.0	\$\$\$			••••	•••	••••	••••	•••	••
Greenway at Fisher Park	Apt	9.2	\$\$	✓	✓	••••	•••	••••	••••	••••	•••
Kirkwood Place	Apt	8.0	\$\$\$			•••	•	•••	•••	••	••

*** 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
Legacy at Friendly Manor	Apt	6.0	\$\$			••	••	•••	••	••	••
Legacy at Twin Oaks	Apt	8.0	\$\$			•••	••••	••••	••••	••••	••••
Lofts At Greensborough Court	Apt	10.0	\$\$\$		✓	••••	••	•	•	•	••
Madison at Adams Farm	Apt	7.5	\$		✓	••	••	•••	••••	••	••
Market Station	Apt	6.0	\$			••	•	•	•	•	••
MoJUD Lofts	Apt	9.0	\$\$\$\$	✓		•••	••••	•••	••••	••••	••••
Retreat at the Park	Apt	8.7	\$\$\$			••	••	••	••	••	••••
Revolution Mill Apartments	Apt	9.0	\$\$\$\$	✓		•••	•••	••	•••	•••	•••
Rise Bridgeview	Apt	7.0	\$\$			••	••	•	•	•	••
The Gardens at Anthony House Apartments	Apt	6.6	\$			•••	••	••	••	••	•••
The Park at Oak Ridge	Apt	8.0	\$			••	•	••••	••	••	••
The Retreat at Sedgefield	Apt	8.5	\$\$\$			•••	•••	••••	••••	••••	••
The Southeastern Building Apartments	Apt	8.0	\$\$	✓		••	••	•••	•••	••	••
The Village Lofts	Apt	8.0	\$\$\$\$			••	•••	•••	•••	•••	•••
Waterford Place Apartments	Apt	8.5	\$\$\$\$			•••	•••	•••	••	•••	•••
Wayfare at Garden Crossing	Apt	8.0	\$\$		••••	••••	••	•••	•••	•••	•••
Wendover at River Oaks	Apt	7.0	\$\$			••	••	••	••	••	••

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

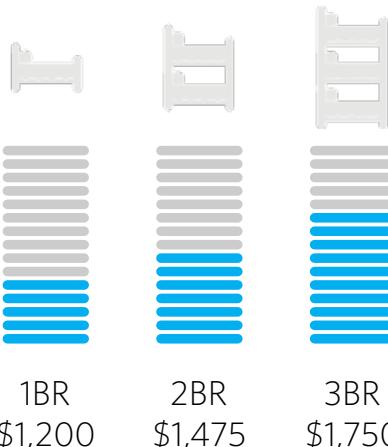
Buildings with the most Elon Law students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:



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



TOP 5

1 st	THE SOUTHEASTERN BUILDING APARTMENTS	10+ PEOPLE
2 nd	CITYVIEW	9+ PEOPLE
3 rd	GREENWAY AT FISHER PARK	6+ PEOPLE
4 th	COMET GREENSBORO	5+ PEOPLE
5 th	CARROLL AT BELLEMEADE	4+ PEOPLE

1st

THE SOUTHEASTERN BUILDING APARTMENTS

Downtown Greensboro, 100 N Elm St

\$\$

10+
PEOPLE



Review by [Elon Law Student](#)

"Location is perfect for law students. Apartment is spacious for the price. Parking situation is sub-par (city parking ramp)."

2nd

CITYVIEW

Downtown Greensboro, 316 King St

\$\$

9+
PEOPLE



Review by [Elon Law Student](#)

"Very spacious, affordable, relatively similar-in-age residents, tight parking spots, many fellow law school student neighbors, fantastic 5% discount for Elon Law students"

3rd

GREENWAY AT FISHER PARK

\$\$

6+
PEOPLE

Downtown Greensboro, 404 W Smith St



Review by [Elon Law Student](#)

"I have lived in 6 different apartment communities across the country, and Greenway has been the best experience. The leasing staff is knowledgeable and kind, maintenance is fast, and the apartment and amenities are great. We haven't had any issues living there. Any minor issues with appliances have been fixed within 2 days, and bigger issues are assessed the same day. Overall, the office staff seems to really care about their tenants, and we have loved living here!"

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



1BR 2BR 3BR
\$1,400 \$1,675 \$1,950

TOP 5

1 st		avery square apartments	10.0	OVERALL RATING
2 nd		COMET GREENSBORO	9.6	OVERALL RATING
3 rd		GREENWAY AT FISHER PARK	9.5	OVERALL RATING
4 th		CROWNE AT JAMES LANDING	9.3	OVERALL RATING
5 th		ENCORE NORTH	9.2	OVERALL RATING

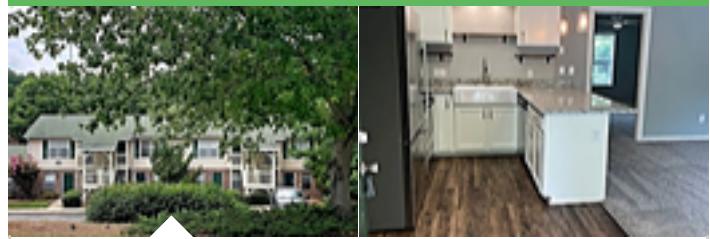
1st

avery square apartments

Greensboro

\$\$

10.0
OVERALL
RATING



Review by **Elon Law Student**

"Spacious and clean with modern fixtures. Very close to Harris Teeter and Friendly Center. About 15 minutes out from Elon Law, and the commute is easy. Management is great, and maintenance is pretty responsive. Quiet neighborhood by a high school. Pet friendly too! Units come with a washer/dryer hookup and a dishwasher. GREAT kitchen."

2nd

COMET GREENSBORO

Greensboro, 5204 Easter Ln

\$\$\$

9.6
OVERALL
RATING



Review by **Elon Law Student**

"I love living at Comet. It is definitely pricier than other options in Greensboro, but it is worth it to me to have a place that is beautiful, comfortable, and safe. The amenities are great with a beautiful pool, a gym, and resident events. The maintenance staff is truly wonderful. I would never usually choose to live on the first floor, but here, I felt safe doing so."

3rd

GREENWAY AT FISHER PARK

Downtown Greensboro, 404 W Smith St

\$\$

9.5
OVERALL
RATING



Review by **Elon Law Student**

"I absolutely love this property. There is a waiver for Elon Law registrations & are extremely helpful with anything at all times!"

BEST FOR AMENITIES

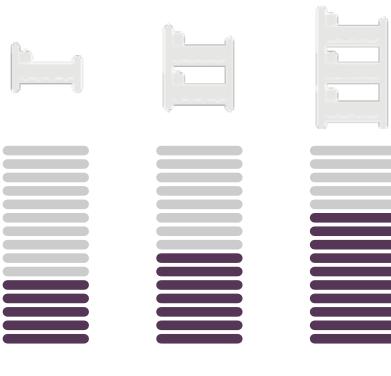
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



1BR 2BR 3BR
\$1,600 \$1,875 \$2,150

TOP 5

1 st		8 WEST	9.8 AMENITY RATING
2 nd		WAYFARE AT GARDEN CROSSING	9.7 AMENITY RATING
3 rd		CROWNE AT JAMES LANDING	9.6 AMENITY RATING
4 th		COMET GREENSBORO	9.2 AMENITY RATING
5 th		COUNTRY PARK AT TALL OAKS	9.0 AMENITY RATING

1st

8 WEST

Greensboro, 6004 Grandover Village Rd

\$\$\$\$

9.8
AMENITY
RATING



Review by Elon Law Student

"I love living in this community because it is quiet, well-kept, and tucked away from the business of Greensboro. It is only about 15 minutes from Downtown. It is a beautiful and peaceful property, complete with many great amenities and awesome neighbors."

2nd

WAYFARE AT GARDEN CROSSING

Burlington

\$\$

9.7
AMENITY
RATING



Review by Elon Law Student

"While these apartments are not close to the Elon Law Campus in downtown Greensboro, they are very close to the main Elon University Campus. The apartments themselves are comfortable, and the community is generally very nice. They are pet-friendly, and the office and maintenance staff are very helpful. There is a small dog park, a playground for children, a gym and yoga studio, and a nice pool. Overall, I have enjoyed living here and will probably continue to do so until I graduate."

3rd

CROWNE AT JAMES LANDING

Jamestown, 4610 Crowne Lake Cir

\$

9.6
AMENITY
RATING



Review by Elon Law Student

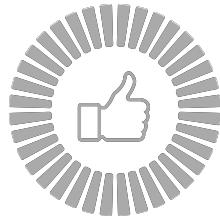
"I've enjoyed living at The Crowne at James Landing. The complex is located in a safe area and is near a lot of shops, stores, restaurants, and other attractions. The complex also responds timely to any issues that may arise and does a great job keeping the property maintained."

BEST FOR VALUE

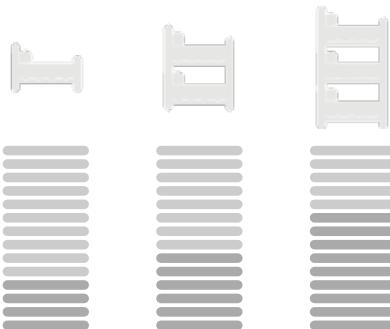
Highest-rated properties for value

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



1BR 2BR 3BR
\$1,000 \$1,275 \$1,550

TOP 5

1 st		LEGACY AT TWIN OAKS	10.0	VALUE RATING
2 nd		THE RETREAT AT SEDGEFIELD	9.5	VALUE RATING
3 rd		CROWNE AT JAMES LANDING	9.2	VALUE RATING
4 th		THE PARK AT OAK RIDGE	9.0	VALUE RATING
5 th		COUNTRY PARK AT TALL OAKS	8.7	VALUE RATING

1st

LEGACY AT TWIN OAKS

Greensboro, 5269 Hilltop Rd

\$\$

10.0
VALUE
RATING



Review by *Elon Law Student*

"This apartment complex is very prompt and attentive. They perform quarterly preventative services and respond to maintenance requests quickly. My only complaint is the lack of insulation between the units. The walls are pretty thin."

2nd

THE RETREAT AT SEDGEFIELD

Greensboro, 2900 Queenstown Cir

\$\$

9.5
VALUE
RATING



Review by *Elon Law Student*

"Great for Elon Law students!"

3rd

CROWNE AT JAMES LANDING

Jamestown, 4610 Crowne Lake Cir

\$

9.2
VALUE
RATING



Review by *Elon Law Student*

"I've enjoyed living at The Crowne at James Landing. The complex is located in a safe area and is near a lot of shops, stores, restaurants, and other attractions. The complex also responds timely to any issues that may arise and does a great job keeping the property maintained."

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 Elon 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)

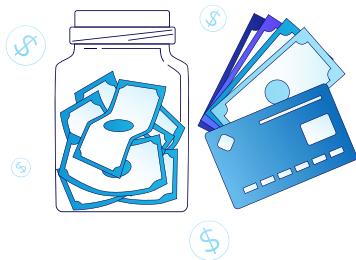
Some landlords are more flexible and may not require credit checks for students, so ask upfront.

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.

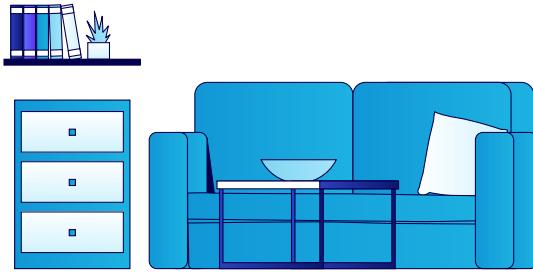


RENT PAYMENT

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



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.

QUESTIONS?



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