DEAR UI STUDENT:

Thank you for reading this year’s edition of the University of Iowa Student Government’s (UISG) Renter’s Guide for 2019-2020. The guide provides you with data on landlords and property management companies in the Iowa City area, which was gathered from a survey administered by UISG in the spring of 2019. We hope the information contained here will help to clarify questions that may arise during your search for off-campus housing and will contribute to the making of well-informed decisions when signing a lease.

The Renter’s Guide is only one of many UISG initiatives designed to improve your quality of life at the University of Iowa. For more information on your student representatives as well as the work that we do, please visit our website at uisg.uiowa.edu. We welcome your feedback. Please feel free to contact us with questions, concerns, or input on how UISG might be better able to serve you.

Enjoy the Renter’s Guide! On Iowa, and go Hawks!
PURPOSE

The data presented in the following report is intended to provide helpful information about the previous experiences of UI students living off-campus in the Iowa City area. This was done through an extensive survey of off-campus renters, evaluating the perceived level of service and quality tenants received from their landlords. Survey participants were asked various questions relevant to their experience with their landlord or property manager during the past academic year.

METHODOLOGY

The survey from which data was collected for this report was distributed by UISG in April 2019 via social media and a mass email to the student body. In addition, emails were sent by UISG to various student and professional organizations to further distribute the survey to its members. The survey received a total of 548 responses. A little over 450 individuals lived off-campus and completed the survey in its entirety. A landlord/property management company had to have at least five responses to be included in the visual comparisons (i.e., bar graphs and scorecard). In addition, select data points were taken out to eliminate bias within the dataset. For example, all data points with a rent above $1,400 were taken out of the data in the rent category due to the worry that the question was answered incorrectly by the respondent. Averages were collected from the entire dataset, not just from the major landlords. Analysis of the data was completed via Stata and Excel.

DISCLAIMER

The University of Iowa Student Government (UISG) does not endorse or support any company or business. This information is a direct report of tenant’s experiences and opinions via a survey distributed in spring 2019. The data shared is a representation of opinions of the respondents. UISG does not assume responsibility for the reader, tenant, or prospective tenant’s interpretation or reaction to the data.
## Number of Respondents

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Number of responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments at Iowa</td>
<td>39</td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td>37</td>
</tr>
<tr>
<td>Apartments in Iowa City/Hodge</td>
<td>25</td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td>29</td>
</tr>
<tr>
<td>ASI Rentals</td>
<td>5</td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td>17</td>
</tr>
<tr>
<td>Big Ten Property Management</td>
<td>11</td>
</tr>
<tr>
<td>Campus Life and Style (Hawks Ridge)</td>
<td>8</td>
</tr>
<tr>
<td>Campus View</td>
<td>15</td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td>8</td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td>7</td>
</tr>
<tr>
<td>Heritage Property Management Company</td>
<td>17</td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td>10</td>
</tr>
<tr>
<td>KMB Property Management Company</td>
<td>13</td>
</tr>
<tr>
<td>McLaughlin Rental Properties</td>
<td>7</td>
</tr>
<tr>
<td>Penningroth Apartments</td>
<td>9</td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td>8</td>
</tr>
<tr>
<td>Private landlord</td>
<td>72</td>
</tr>
<tr>
<td>Rentals IC</td>
<td>6</td>
</tr>
<tr>
<td>Rise at Riverfront Crossings</td>
<td>5</td>
</tr>
<tr>
<td>Tailwind Managements (The Quartet)</td>
<td>15</td>
</tr>
<tr>
<td>Van Buren Village</td>
<td>5</td>
</tr>
<tr>
<td>Watts Group</td>
<td>9</td>
</tr>
<tr>
<td>Westwings Rest Estate</td>
<td>15</td>
</tr>
</tbody>
</table>

Note: the total number of respondents listed here will not necessarily add up to 450 or 548.

Note: Questions about rental/security deposits were asked in regards to individuals’ 2017-2018 lease rather than their 2018-2019 lease. As a result, the dataset for questions about rental/security deposits is somewhat smaller than the primary one and similarly uses a somewhat different list of landlords.
# Table of Contents

- Page 5: Rent
- Page 6: Utilities
- Page 7: Exact unit vs. model unit
- Page 8: Lived in current unit
- Page 9: Date of lease signing
- Page 10: Description of lease
- Page 11: Landlord cooperation during move-in
- Page 12: Cleanliness of property
- Page 13: Repairs at move-in time
- Page 14: Copy of lease
- Page 15: Move-in checklist
- Page 16: Repairs prior to move-in
- Page 17: Safety measures
- Page 18: Exterior maintenance
- Page 19: Contacting landlord
- Page 20: Landlord professionalism
- Page 21: Notice before entering apartment
- Page 22: General maintenance requests
- Page 23: Landlord responsiveness to general maintenance requests
- Page 24: Emergency maintenance concerns
- Page 25: Landlord responsiveness to emergency maintenance concerns
- Page 26: Entering apartment for non-emergency reasons
- Page 27: Recycling
- Page 28: Recommendations
- Page 29: Likeliness to rent again
- Page 30: Overall landlord performance
- Page 31: Security deposit
- Page 32: Security deposit
- Page 33: Percentage of income
Average rent per person, without utilities

- RISE at Riverfront Crossings: 965
- Aspire at West Campus: 761.1
- Rentals IC: 678.3
- Watts Group: 650.3
- Campus Life & Style (Hawks Ridge): 640.1
- Average: 620.1
- KMB Property Management Company: 617.5
- Apartments at Iowa: 615.5
- Prestige Properties LLC: 610.2
- Heritage Property Management Company: 609.5
- Private landlord: 607.8
- Penningroth Apartments: 607.8
- Tailwind Management (The Quarters): 606.5
- ASI Rentals: 599
- Big Ten Property Management: 592
- Apartments Downtown: 571.1
- Apartments Near Campus: 570.3
- Campus View: 570.2
- Hawkeye Campus Properties LLC: 551.5
- Cruise Properties LLC: 534.4
- McLaughlin Rental Properties: 528.6
- Keystone Property Management: 514.7
- Apartments in Iowa City: 507.8
- Westwinds Real Estate: 496.5
- Van Buren Village: 365.1
Prior to signing your lease, did your landlord show you the exact unit you would rent, rather than a model unit?

- Prestige Properties LLC
- McLaughlin Rental Properties
- Cruise Properties LLC
- Hawkeye Campus Properties LLC
- Private landlord
- Apartments at Iowa
- Keystone Property Management
- KMB Property Management Company
- Big Ten Property Management
- Watts Group
- Heritage Property Management
- Average
- Westwinds Real Estate
- Apartments in Iowa City
- Apartments Downtown
- Van Buren Village
- Penningroth Apartments
- Campus View
- Rentals IC
- Apartments Near Campus
- RISE at Riverfront Crossings
- ASI Rentals
- Aspire at West Campus
- Tailwind Management (The Quarters)
- Campus Life & Style (Hawks Ridge)

Proportion of respondents answering ‘yes’
How long have you lived in your current rental property?

- Watts Group
- Private landlord
- Van Buren Village
- Westwinds Real Estate
- KMB Property Management Company
- Rentals IC
- Prestige Properties LLC
- Cruise Properties LLC
- Heritage Property Management Company
- Average
- Apartments in Iowa City
- Aspire at West Campus
- Penningroth Apartments
- Tailwind Management (The Quarters)
- Keystone Property Management
- McLaughlin Rental Properties
- Big Ten Property Management
- Apartments Downtown
- Campus Life & Style (Hawks Ridge)
- Campus View
- Apartments Near Campus
- Apartments at Iowa
- ASI Rentals
- Hawkeye Campus Properties LLC
- RISE at Riverfront Crossings

Average time span in building:

1: 0-1 year
2: 1-2 years
3: 2 years or more
When was your lease signed for the 2018-2019 academic year?

1: August 2017  2: September 2017  3: October 2017
4: November 2017  5: December 2017  6: January 2018
7: February 2018  8: March 2018  9: April 2018  10: May 2018
My landlord clearly described my lease in-depth

- ASI Rentals
- Hawkeye Campus Properties LLC
- Apartments in Iowa City
- Campus View
- Private landlord
- Watts Group
- Heritage Property Management Company
- Westwinds Real Estate
- McLaughlin Rental Properties
- Average
- Tailwind Management (The Quarters)
- Van Buren Village
- RISE at Riverfront Crossings
- Cruise Properties LLC
- Aspire at West Campus
- KMB Property Management Company
- Penningroth Apartments
- Campus Life & Style (Hawks Ridge)
- Keystone Property Management
- Apartments at Iowa
- Apartments Downtown
- Prestige Properties LLC
- Big Ten Property Management
- Apartments Near Campus
- Rentals IC

Average rating

Strongly Agree (5) to Strongly Disagree (1)
My landlord was cooperative during my move-in

- ASI Rentals
- Hawkeye Campus Properties LLC
- Cruise Properties LLC
- Apartments in Iowa City
- Private landlord
- Watts Group
- Campus View
- Heritage Property Management Company
- Westwinds Real Estate
- Penningroth Apartments
- Aspire at West Campus
- Prestige Properties LLC
- Tailwind Management (The Quarters)
- Average
- Van Buren Village
- Keystone Property Management
- KMB Property Management Company
- Campus Life & Style (Hawks Ridge)
- RISE at Riverfront Crossings
- Big Ten Property Management
- Apartments Downtown
- Apartments at Iowa
- Rentals IC
- Apartments Near Campus
- McLaughlin Rental Properties

Average rating

Strongly Agree (5) to Strongly Disagree (1)
My rental property was clean at the time of move-in

Landlord

- ASI Rentals
- RISE at Riverfront Crossings
- Watts Group
- Aspire at West Campus
- Campus View
- Apartments in Iowa City
- Rentals IC
- Cruise Properties LLC
- Private landlord
- Tailwind Management (The Quarters)
- Hawkeye Campus Properties LLC
- Penningroth Apartments
- Westwinds Real Estate
- Average
- Van Buren Village
- KMB Property Management Company
- Prestige Properties LLC
- Heritage Property Management Company
- Keystone Property Management
- Big Ten Property Management
- McLaughlin Rental Properties
- Apartments at Iowa
- Apartments Downtown
- Apartments Near Campus
- Campus Life & Style (Hawks Ridge)

Average rating: 3.0

Strongly Agree (5) to Strongly Disagree (1)
My rental property did not need repairs at move-in time

- ASI Rentals
- Aspire at West Campus
- Campus View
- Apartments in Iowa City
- Private landlord
- Hawkeye Campus Properties LLC
- Cruise Properties LLC
- Watts Group
- Tailwind Management (The Quarters)
- RISE at Riverfront Crossings
- Rentals IC
- Average
- KMB Property Management Company
- Keystone Property Management
- Van Buren Village
- Heritage Property Management Company
- Campus Life & Style (Hawks Ridge)
- Apartments at Iowa
- McLaughlin Rental Properties
- Westwinds Real Estate
- Prestige Properties LLC
- Apartments Downtown
- Penningroth Apartments
- Apartments Near Campus
- Big Ten Property Management

Average rating

0 0.5 1 1.5 2 2.5 3 3.5 4

Strongly Agree (5) to Strongly Disagree (1)
<table>
<thead>
<tr>
<th>Landlord</th>
<th>Proportion of respondents answering 'yes'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Van Buren Village</td>
<td></td>
</tr>
<tr>
<td>RISE at Riverfront Crossings</td>
<td></td>
</tr>
<tr>
<td>Campus View</td>
<td></td>
</tr>
<tr>
<td>Campus Life &amp; Style (Hawks Ridge)</td>
<td></td>
</tr>
<tr>
<td>Big Ten Property Management</td>
<td></td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td></td>
</tr>
<tr>
<td>KMB Property Management Company</td>
<td></td>
</tr>
<tr>
<td>Apartments at Iowa</td>
<td></td>
</tr>
<tr>
<td>Apartments in Iowa City</td>
<td></td>
</tr>
<tr>
<td>Penningroth Apartments</td>
<td></td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td></td>
</tr>
<tr>
<td>Westwinds Real Estate</td>
<td></td>
</tr>
<tr>
<td>McLaughlin Rental Properties</td>
<td></td>
</tr>
<tr>
<td>Private landlord</td>
<td></td>
</tr>
<tr>
<td>Tailwind Management (The Quarters)</td>
<td></td>
</tr>
<tr>
<td>Heritage Property Management Company</td>
<td></td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td></td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td></td>
</tr>
<tr>
<td>ASI Rentals</td>
<td></td>
</tr>
<tr>
<td>Rentals IC</td>
<td></td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td></td>
</tr>
</tbody>
</table>
Did you receive a move-in checklist upon moving in?

- RISE at Riverfront Crossings
- Keystone Property Management
- Campus View
- Campus Life & Style (Hawks Ridge)
- Westwinds Real Estate
- Aspire at West Campus
- Apartments in Iowa City
- Penningroth Apartments
- Big Ten Property Management
- Rentals IC
- Cruise Properties LLC
- Tailwind Management (The Quarters)
- Heritage Property Management
- KMB Property Management Company
- Prestige Properties LLC
- Average
- Van Buren Village
- Private landlord
- McLaughlin Rental Properties
- Hawkeye Campus Properties LLC
- ASI Rentals
- Apartments at Iowa
- Apartments Downtown
- Apartments Near Campus

Proportion of respondents who answered 'yes'
If requested, how many repairs to your rental property were completed prior to move-in?

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Average rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus View</td>
<td></td>
</tr>
<tr>
<td>Watts Group</td>
<td></td>
</tr>
<tr>
<td>Penningroth Apartments</td>
<td></td>
</tr>
<tr>
<td>ASI Rentals</td>
<td></td>
</tr>
<tr>
<td>Private landlord</td>
<td></td>
</tr>
<tr>
<td>Heritage Property Management Company</td>
<td></td>
</tr>
<tr>
<td>Apartments in Iowa City</td>
<td></td>
</tr>
<tr>
<td>Tailwind Management (The Quarters)</td>
<td></td>
</tr>
<tr>
<td>Westwinds Real Estate</td>
<td></td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td>1.75</td>
</tr>
<tr>
<td>Apartments at Iowa</td>
<td></td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td></td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Van Buren Village</td>
<td></td>
</tr>
<tr>
<td>RISE at Riverfront Crossings</td>
<td></td>
</tr>
<tr>
<td>Campus Life &amp; Style (Hawks Ridge)</td>
<td></td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td></td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td></td>
</tr>
<tr>
<td>KMB Property Management Company</td>
<td></td>
</tr>
<tr>
<td>McLaughlin Rental Properties</td>
<td></td>
</tr>
<tr>
<td>Big Ten Property Management</td>
<td></td>
</tr>
<tr>
<td>Rentals IC</td>
<td></td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td></td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td></td>
</tr>
</tbody>
</table>

0: None of them
1: A few of them
2: Most of them
3: All of them
My landlord provided adequate safety measures for my rental property, such as deadbolt locks on exterior doors.
My landlord properly maintained the exterior of my rental property, such as providing adequate lighting, cleaning up yard trimmings, and fixing damaged pavement.
It was easy to contact my landlord with concerns or requests

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Average rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASI Rentals</td>
<td>5</td>
</tr>
<tr>
<td>Apartments in Iowa City</td>
<td>5</td>
</tr>
<tr>
<td>Private landlord</td>
<td>4.5</td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td>4</td>
</tr>
<tr>
<td>Campus View</td>
<td>4</td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td>4</td>
</tr>
<tr>
<td>Heritage Property Management Company</td>
<td>4</td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td>4</td>
</tr>
<tr>
<td>Tailwind Management (The Quarters)</td>
<td>4</td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td>4</td>
</tr>
<tr>
<td>Westwinds Real Estate</td>
<td>4</td>
</tr>
<tr>
<td>Average</td>
<td>4.31</td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td>4</td>
</tr>
<tr>
<td>Campus Life &amp; Style (Hawks Ridge)</td>
<td>4</td>
</tr>
<tr>
<td>KMB Property Management Company</td>
<td>4</td>
</tr>
<tr>
<td>Watts Group</td>
<td>4</td>
</tr>
<tr>
<td>Van Buren Village</td>
<td>4</td>
</tr>
<tr>
<td>RISE at Riverfront Crossings</td>
<td>4</td>
</tr>
<tr>
<td>McLaughlin Rental Properties</td>
<td>4</td>
</tr>
<tr>
<td>Penningroth Apartments</td>
<td>4</td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td>4</td>
</tr>
<tr>
<td>Apartments at Iowa</td>
<td>4</td>
</tr>
<tr>
<td>Rentals IC</td>
<td>3</td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td>2</td>
</tr>
<tr>
<td>Big Ten Property Management</td>
<td>1</td>
</tr>
</tbody>
</table>

Strongly Agree (5) to Strongly Disagree (1)
My landlord was professional and polite with requests

- ASI Rentals
- Apartments in Iowa City
- Private landlord
- Heritage Property Management Company
- Hawkeye Campus Properties LLC
- Aspire at West Campus
- Campus View
- Cruise Properties LLC
- Westwinds Real Estate
- Tailwind Management (The Quarters)
- Average
- Prestige Properties LLC
- Watts Group
- Penningroth Apartments
- Keystone Property Management
- Campus Life & Style (Hawks Ridge)
- KMB Property Management Company
- Apartments Downtown
- Apartments at Iowa
- Van Buren Village
- McLaughlin Rental Properties
- Apartments Near Campus
- Rentals IC
- RISE at Riverfront Crossings
- Big Ten Property Management

Average rating:

- Strongly Agree (5)
- Strongly Disagree (1)
Did your landlord provide a 24-hour notice before entering your property in non-emergency situations?

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Proportion of respondents answering 'yes'</th>
</tr>
</thead>
<tbody>
<tr>
<td>RISE at Riverfront Crossings</td>
<td></td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td></td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td></td>
</tr>
<tr>
<td>ASI Rentals</td>
<td></td>
</tr>
<tr>
<td>Apartments in Iowa City</td>
<td></td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td></td>
</tr>
<tr>
<td>Tailwind Management (The Quarters)</td>
<td></td>
</tr>
<tr>
<td>Heritage Property Management</td>
<td></td>
</tr>
<tr>
<td>Westwinds Real Estate</td>
<td></td>
</tr>
<tr>
<td>Penningroth Apartments</td>
<td></td>
</tr>
<tr>
<td>Apartments at Iowa</td>
<td></td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td><strong>0.83</strong></td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Campus View</td>
<td></td>
</tr>
<tr>
<td>Campus Life &amp; Style (Hawks Ridge)</td>
<td></td>
</tr>
<tr>
<td>Private landlord</td>
<td></td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td></td>
</tr>
<tr>
<td>Big Ten Property Management</td>
<td></td>
</tr>
<tr>
<td>KMB Property Management Company</td>
<td></td>
</tr>
<tr>
<td>Van Buren Village</td>
<td></td>
</tr>
<tr>
<td>Rentals IC</td>
<td></td>
</tr>
<tr>
<td>Watts Group</td>
<td></td>
</tr>
<tr>
<td>McLaughlin Rental Properties</td>
<td></td>
</tr>
</tbody>
</table>
How many times was a general maintainence request placed at your rental property during the past year?

- ASI Rentals
- Cruise Properties LLC
- Rentals IC
- Penningroth Apartments
- Private landlord
- KMB Property Management Company
- Campus View
- Campus Life & Style (Hawks Ridge)
- Tailwind Management (The Quarters)
- Hawkeye Campus Properties LLC
- Aspire at West Campus
- Heritage Property Management
- Average
- Watts Group
- RISE at Riverfront Crossings
- Apartments in Iowa City
- Westwinds Real Estate
- Prestige Properties LLC
- Apartments Near Campus
- Keystone Property Management
- Apartments at Iowa
- McLaughlin Rental Properties
- Apartments Downtown
- Van Buren Village
- Big Ten Property Management

Number of requests placed on average

0 1 2 3 4 5 6 7
How long did it take for your landlord to respond to a general maintenance concern, if there was one?

- Apartments in Iowa City
- Penningroth Apartments
- Campus View
- Prestige Properties LLC
- Aspire at West Campus
- Heritage Property Management Company
- Tailwind Management (The Quarters)
- Hawkeye Campus Properties LLC
- RISE at Riverfront Crossings

**Average**

- Apartments Downtown
- Cruise Properties LLC
- Private landlord
- KMB Property Management Company
- Campus Life & Style (Hawks Ridge)
- Apartments Near Campus
- Watts Group
- Rentals IC
- Apartments at Iowa
- Westwinds Real Estate
- Keystone Property Management
- ASI Rentals
- McLaughlin Rental Properties
- Big Ten Property Management
How many times did you have an emergency maintenance concern last year?

- Rentals IC
- ASI Rentals
- Campus View
- Penningroth Apartments
- Cruise Properties LLC
- Tailwind Management (The Quarters)
- Watts Group
- Hawkeye Campus Properties LLC
- Aspire at West Campus
- Prestige Properties LLC
- Campus Life & Style (Hawks Ridge)
- Apartments in Iowa City
- Average
- Private landlord
- Apartments Downtown
- Westwinds Real Estate
- Heritage Property Management Company
- Apartments at Iowa
- Apartments Near Campus
- RISE at Riverfront Crossings
- KMB Property Management Company
- Keystone Property Management
- Van Buren Village
- McLaughlin Rental Properties
- Big Ten Property Management

Number of requests placed on average
How long did it take for your landlord to respond to an emergency maintenance concern, if there was one?

- Keystone Property Management
- Big Ten Property Management
- Van Buren Village
- RISE at Riverfront Crossings
- Apartments in Iowa City
- Heritage Property Management Company
- Private landlord
- Apartments at Iowa
- KMB Property Management Company
- Hawkeye Campus Properties LLC
- Watts Group
- Average
- Aspire at West Campus
- McLaughlin Rental Properties
- Campus Life & Style (Hawks Ridge)
- Prestige Properties LLC
- Cruise Properties LLC
- Apartments Near Campus
- Apartments Downtown
- Tailwind Management (The Quarters)
- Penningroth Apartments
- Westwinds Real Estate
- Campus View
- Rentals IC

1: 12 hours or less
2: 12-24 hours
3: 24-36 hours
4: 36-48 hours
5: 48 hours or more
How many times has your landlord entered your apartment for non-emergency reasons, even after giving a 24-hour notice?

- Van Buren Village
- Keystone Property Management
- Cruise Properties LLC
- Private landlord
- Penningroth Apartments
- Westwinds Real Estate
- Tailwind Management (The Quarters)
- RISE at Riverfront Crossings
- Rentals IC
- Aspire at West Campus
- Campus View
- Apartments in Iowa City
- Average
- Hawkeye Campus Properties LLC
- Prestige Properties LLC
- Heritage Property Management
- Apartments Downtown
- Apartments Near Campus
- McLaughlin Rental Properties
- KMB Property Management Company
- Apartments at Iowa
- ASI Rentals
- Big Ten Property Management
- Campus Life & Style (Hawks Ridge)
- Watts Group

Average number of entries:

- 0
- 0.5
- 1
- 1.5
- 2
- 2.5
- 3
- 3.5
- 4
- 4.5
- 5
Was recycling provided at your rental property?

- RISE at Riverfront Crossings
- Prestige Properties LLC
- Campus Life & Style (Hawks Ridge)
- Aspire at West Campus
- McLaughlin Rental Properties
- Private landlord
- ASI Rentals
- Apartments in Iowa City
- Average
- Westwinds Real Estate
- Tailwind Management (The Quarters)
- Big Ten Property Management
- Apartments Downtown
- KMB Property Management Company
- Heritage Property
- Hawkeye Campus Properties LLC
- Apartments Near Campus
- Watts Group
- Rentals IC
- Penningroth Apartments
- Apartments at Iowa
- Keystone Property Management
- Cruise Properties LLC
- Campus View
- Van Buren Village

0: No
1: Yes, but only for cardboard
2: Yes

Average rating
I would recommend this landlord to a friend

- ASI Rentals
- Apartments in Iowa City
- Cruise Properties LLC
- Private landlord
- Prestige Properties LLC
- Hawkeye Campus Properties LLC
- Campus View
- Westwinds Real Estate
- Van Buren Village
- Tailwind Management (The Quarters)
- Aspire at West Campus
- Heritage Property Management
- Penningroth Apartments

Average

- McLaughlin Rental Properties
- Watts Group
- Keystone Property Management
- KMB Property Management Company
- Rentals IC
- Campus Life & Style (Hawks Ridge)
- Apartments Downtown
- Apartments at Iowa
- Apartments Near Campus
- RISE at Riverfront Crossings
- Big Ten Property Management

Average rating

Strongly Agree (5) to Strongly Disagree (1)
Overall performance of this landlord was great

- ASI Rentals
- Apartments in Iowa City
- Private landlord
- Aspire at West Campus
- Hawkeye Campus Properties LLC
- Westwinds Real Estate
- Cruise Properties LLC
- Prestige Properties LLC
- Campus View
- Heritage Property Management Company
- Tailwind Management (The Quarters)
- Average
- Penningroth Apartments
- Van Buren Village
- Watts Group
- McLaughlin Rental Properties
- Keystone Property Management
- Campus Life & Style (Hawks Ridge)
- KMB Property Management Company
- RISE at Riverfront Crossings
- Rentals IC
- Apartments Downtown
- Apartments at Iowa
- Apartments Near Campus
- Big Ten Property Management

Average rating

Strongly Agree (5) to Strongly Disagree (1)
How much of your rental/security deposit did you receive back after your 2017-2018 lease?

- Hawkeye Campus Properties LLC
- Cruise Properties LLC
- KMB Property Management Company
- Apartments in Iowa City
- Tailwind Management (The Quarters)
- Other
- Van Buren Village
- ASI Rentals
- Average
- Prestige Properties LLC
- Aspire at West Campus
- Apartments Downtown
- Keystone Property Management
- Apartments at Iowa
- Campus View
- Heritage Property Management Company
- Apartments Near Campus
- Big Ten Property Management

0: None
1: <25%
2: 25-49%
3: 50-74%
4: 75-99%

Average amount received back
Did you feel like you should have less, more, or about the same of your rental/security deposit (referring to your 2017-2018 lease)?

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Average rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Big Ten Property Management</td>
<td></td>
</tr>
<tr>
<td>ASI Rentals</td>
<td></td>
</tr>
<tr>
<td>Tailwind Management (The Quarters)</td>
<td></td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td></td>
</tr>
<tr>
<td>Apartments at Iowa</td>
<td></td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td></td>
</tr>
<tr>
<td>KMB Property Management Company</td>
<td></td>
</tr>
<tr>
<td>Campus View</td>
<td></td>
</tr>
<tr>
<td>Heritage Property Management</td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Apartments in Iowa City</td>
<td></td>
</tr>
<tr>
<td>Van Buren Village</td>
<td></td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td></td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td></td>
</tr>
</tbody>
</table>

1: Less  
2: About the same  
3: More
### What percentage of your income did you spend on housing?

<table>
<thead>
<tr>
<th>Landlord</th>
<th>Average rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>KMB Property Management Company</td>
<td></td>
</tr>
<tr>
<td>McLaughlin Rental Properties</td>
<td></td>
</tr>
<tr>
<td>Keystone Property Management</td>
<td></td>
</tr>
<tr>
<td>Campus Life &amp; Style (Hawks Ridge)</td>
<td></td>
</tr>
<tr>
<td>Heritage Property Management Company</td>
<td></td>
</tr>
<tr>
<td>Cruise Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Private landlord</td>
<td></td>
</tr>
<tr>
<td>Van Buren Village</td>
<td></td>
</tr>
<tr>
<td>Penningroth Apartments</td>
<td></td>
</tr>
<tr>
<td>Big Ten Property Management</td>
<td></td>
</tr>
<tr>
<td>Apartments Downtown</td>
<td></td>
</tr>
<tr>
<td>Tailwind Management (The Quarters)</td>
<td></td>
</tr>
<tr>
<td>Westwinds Real Estate</td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Prestige Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Apartments at Iowa</td>
<td></td>
</tr>
<tr>
<td>Apartments Near Campus</td>
<td></td>
</tr>
<tr>
<td>ASI Rentals</td>
<td></td>
</tr>
<tr>
<td>Aspire at West Campus</td>
<td></td>
</tr>
<tr>
<td>Hawkeye Campus Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Watts Group</td>
<td></td>
</tr>
<tr>
<td>Rentals IC</td>
<td></td>
</tr>
<tr>
<td>Apartments in Iowa City</td>
<td></td>
</tr>
<tr>
<td>RISE at Riverfront Crossings</td>
<td></td>
</tr>
<tr>
<td>Campus View</td>
<td></td>
</tr>
</tbody>
</table>

1: 0-19%
2: 20-29%
3: 30-50%
4: >50%
FREE LEGAL ADVICE FOR IOWA STUDENTS SINCE 1971

LANDLORD/TENANT  SMALL CLAIMS
CRIMINAL LAW  IMMIGRATION
DIVORCE  AND MORE!

319-335-3276
G115 Iowa Memorial Union
legal.studentlife.uiowa.edu

@UIStudentLegal
student-legal@uiowa.edu
To learn more about UISG resources and initiatives, check out uisg.uiowa.edu

@uistudentgov

@uisg