

Guide for Your Housing Search



Welcome to the guide designed to support Fox Chase Cancer Center employees and trainees with their search for housing. Relocating to a new state or new country can be daunting. This comprehensive guide will provide recommendations and options for housing in the Philadelphia area. By the end of this guide, you should have some ideas for where you want to live.

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Searching for Housing Overview

Looking for housing can be a long yet exciting process. You might wonder where to start. You can start by connecting yourself with a realtor or doing your own research. (What is a realtor? A realtor is someone who works in the housing and real estate industry, whose purpose is to help people find housing). If you opt to research on your own, you might want to use resources such as [Trulia](#), [Apartments.com](#), and [Zillow](#). *(Fox Chase Cancer Center does not take responsibility for the accuracy of the content on third party websites.)*

Whether you're looking for a house or an apartment, the Philadelphia area has much to offer in an **urban and suburban** setting.

Decide which factors are most important to you.

Location, Commute, and Transportation Access

Are you searching for a place to live near the Cancer Center? Location and commute is one of the main factors people prioritize when looking for housing. This often is based on convenience, whether you have a car, and the safety and amenities of a neighborhood.

If you want to live near Fox Chase and don't have a car, there are many options that are walking distance (less than 4 miles) from the Center, which are outlined on pages 7 – 19.

If you have a car and want to live in the suburbs, you might consider surrounding neighborhoods such as Rockledge, Cheltenham, Jenkintown, and Mayfair.

If you want to live in the city, especially without a car, many opt to walking distance (within a 20-minute walk) from Gray 30th St. Station, Suburban Station, or Jefferson Station. All of these have regional rail stations including the Fox Chase train line. Neighborhoods in Center City, Midtown, University City, or Rittenhouse Square are closest proximity to the stations.

When looking at location, you might also look at factors like safety and police access, nearby stores and grocery stores, demographics, cleanliness, school rankings, and the overall popularity of the neighborhood.

Amenities

When searching for an apartment, you may want to consider amenities like an in-unit dishwasher, laundry, air conditioning/heating, WiFi, storage space, security measures, elevator access,

parking, maintenance services, delivery options, pet and smoking policies, recreational spaces such as lounges, gyms, or pools, and nearby shopping.

Affordability

The cost and affordability of housing is another key factor to prioritize when apartment hunting. Be sure to assess your financial situation, including your salary and any other expenses beyond the apartment deposits. Keep in mind that some apartments may require a move-in fee, security deposit, application fee, and advance rent payments. These are important details to verify.

Here is [a cost of living calculator](#) for the Philadelphia region.

Furnished vs Unfurnished

Furnished apartments are often in high demand as you are likely to come across more unfurnished options. To save on costs, consider renting furniture, shopping at thrift stores, or exploring affordable options at stores like IKEA or HomeGoods.

Landlord

Another important factor to consider is the reliability and reputation of the landlord or management company. Researching this in advance can help you avoid future problems and ensure that you can trust the terms of your lease.

Housing Search Questionnaire

Considering using a questionnaire, such as this one, to assist with your housing search.

Apartment Building _____

Address _____

Neighborhood _____

Crime rate _____

Commute distance (in min) _____

Unit size _____

Floor # _____

Stairs or elevator _____

1. How much is the rent? _____
2. How do I pay rent? _____
3. When is rent due? _____
4. How much is the security deposit? ____
5. Furnished or unfurnished? (Circle)
6. Flooring? Carpet or hardwood floor/vinyl (Circle)
7. Do you charge other move-in fees? _____
8. How soon are you looking to fill the unit? _____
9. What utilities Are Included in the Rent (Circle)
 - a. Electric
 - b. Gas
 - c. Sewer
 - d. Garbage collection
 - e. Internet
 - f. Cable
10. What's your late fee policy? _
11. Is parking available? _____
 - a. Is there a parking fee? If so, what is it? ____
12. Do you have a pet policy? _____
13. Will my rent ever increase? _____
14. What are my lease length options? _
15. Is there an application fee? _
16. Is renters' insurance required? _____

17. What amenities are included? (Circle all that apply)

- a. AC
- b. Heating
- c. Fitness center
- d. Pool
- e. Clubhouse
- f. Balcony
- g. Other

18. What kind of storage space is available? _____

19. What appliances are included? (Circle all that apply)

- a. Washer/dryer
- b. Refrigerator
- c. Stove
- d. Microwave
- e. Dishwasher

20. How do I file maintenance requests? _____

21. What's the guest policy? _____

22. Where are guests allowed to park? _____

23. Is there apartment security? _____

24. What are the penalties for breaking my lease early? _____

25. Are there any plans to renovate the building? _____

26. Is there public transportation nearby? _____

27. What changes can I make to my apartment? _____

28. What is the smoking policy?

29. What's the neighborhood like? _____

30. Are there any common complaints from the tenants? _____

- a. Mold or water damage? _____
- b. Pest control? _____
- c. Has there ever been any type of infestation? Bugs? Rodents? _____
- d. Noise level? _____
- e. Quiet hours? _____

31. Would you live here? _____

Notes: _____

Looking for Temporary Housing once you get here?

What is Coventry House?



Fox Chase Cancer Center sublets units at Coventry House for the use of incoming trainees/employees (postdocs, graduate students), summer students and visitors' scientists, and sometimes patients and their families for **short-term stays**. It is especially useful for international trainees to give them a place to stay while **establishing themselves in the US and seeking permanent housing**.

Incoming trainees can secure a lease of **up to 3-months** for a furnished 1-bedroom, 1-bathroom unit which is about a 10-minute walk to the Center.

Apartments within 4 Miles from Fox Chase

**This is a small sampling of apartments near Fox Chase Cancer Center. This list is provided as a courtesy and does not indicate endorsement of any property or property management company.*

Fox Chase Place



Management Company Liss Property Group	Address 7390 Barnes St, Philadelphia PA 19111	Rent Range \$1,175 – 1,545
Phone Number (215)969-3348	Distance from FCCC 0.3 miles	Bedrooms 1, 2 bedrooms

Hasbrook Terrace



Management Company Acitelli Apartment	Address 7840 Hasbrook Terrace, Philadelphia PA 19111	Rent Range \$1,150 – 1,250
Phone(#)/Email (215)264-9697 Acitelli.apartments@gmail.com	Distance from FCCC 0.5 miles	Bedrooms 1, 2 bedrooms

Fox Chase Garden Apartments



Management Company Chelsea Management	Address 8049 Pine Rd, Philadelphia, PA 19111	Rent Range \$1150 - 1545
Phone Number (215)779 - 5815	Distance from FCCC 0.6 Miles	Bedrooms Studio – 2 bedrooms

Matthew Manor



Management Company M&M Management	Address 451 Rhawn St, Philadelphia PA 19111	Rent Range \$1,250 – 1,875
Phone Number (215)333-7700	Distance from FCCC 0.6 miles	Bedrooms Studio, 1, 2 bedrooms

Pine Manor



Management Company Galman Group	Address 415 Solly Ave, Philadelphia, PA 19111	Rent Range \$1081 - 1197
Phone Number (215)342-3000	Distance from FCCC 0.8 miles	Bedrooms 1, 2 bedrooms

Gail Court



Management Company Galman Group	Address 713-717 Rhawn Street, Philadelphia, PA 19111	Rent Range \$1391-1499
Phone Number (215)712-8865	Distance from FCCC 0.9 miles	Bedrooms 1, 2 bedrooms

Fox Chase Park Apartments



Management Company M&M Management	Address 8248-8250 Rockwell Ave, Philadelphia PA 19111	Rent Range \$995 - 1295
Phone Number (215)333-7700	Distance from FCCC 1 mile	Bedrooms Studio, 1, 2 bedrooms

Rolling Hill Apartments



Management Company Berger Rental Apartments	Address 26 Township Line Rd, Elkins Park, PA 19027	Rent Range \$1230 - 2050
Phone Number (267)805-5311	Distance from FCCC 1 mile	Bedrooms 1, 2, 3 bedrooms

Regency Park



Management Company Regency Apartments	Address 800 Cottman Avenue, Philadelphia PA 19111	Rent Range \$1294 - 2234
Phone Number (833)269-9122	Distance from FCCC 1 mile	Bedrooms Studio – 3 Beds

Elkins Park Terrace



Management Company Lindy Communities	Address 22 Township Line Rd, Elkins Park, PA 19027	Rent Range \$1500 - 1535
Phone Number (844)606-6319	Distance from FCCC 1 mile	Bedrooms 1, 2 bedrooms

Downing Apartments



Management Company Rushmore Management	Address 7615-7617 Rising Sun Ave, Philadelphia, PA 19111	Rent Range \$1100-1535
Phone Number (267)540-0897	Distance from FCCC 1.1 Miles	Bedrooms 1, 2 bedrooms

Park Chase Apartments



Management Company Altman Management Company	Address 8118 Verree Rd, Philadelphia, PA 19111	Rent Range \$900 - 1300
Phone Number (215)472-8895	Distance from FCCC 1.2 Miles	Bedrooms 1, 2 bedrooms

Oxford Tower Apartments



Management Company Concordia Properties	Address 7210 Oxford Ave, Philadelphia, PA 1911	Rent Range \$999 - 1385
Phone Number (215)464 - 6101	Distance from FCCC 1.2 miles	Bedrooms Studio – 2 bedrooms

Montclair Duplex Apartments



Management Company Montclair Apartments	Address 8526 Alicia St, Philadelphia, PA 19111	Rent Range \$1235 - 1325
Phone Number (267)217-1416	Distance from FCCC 1.3 miles	Bedrooms 2 bedrooms

Parkview Manor



Management Company Chelsea Management	Address 1201-1249 Rhawn St, Philadelphia, PA 19111	Rent Range \$1,695
Phone Number (215)779-5815	Distance from FCCC 1.4 miles	Bedrooms 2 bedrooms

Austin Manor



Management Company De Paul Management	Address 7012 Rising Sun Ave, Philadelphia, PA 19111	Rent Range \$995 – 1,309
Phone Number (215)722-1249	Distance from FCCC 1.4 miles	Bedrooms Efficiency, 1, 2 bedrooms

Pearl Gate Apartments



Management Company Pearl Gate	Address 1625-1635 Hoffnagle St, Philadelphia, PA 19152	Rent Range \$1,185 – 1,500
Phone Number (215)464-6101	Distance from FCCC 2.2 miles	Bedrooms Studio, 1, 2 bedrooms

Algon Garden Apartments



Management Company GY Properties	Address 732 Algon Ave, Philadelphia, PA 19111	Rent Range \$900 - 1175
Phone Number (215)742-5550	Distance from FCCC 2.1 miles	Bedrooms Studio, 1, 2 bedrooms

Algon Flats



Management Company Galman Group	Address 7810-20 Algon Ave, Philadelphia, PA 19111	Rent Range \$1153 - 1770
Phone Number (215)585-2808	Distance from FCCC 2.4 miles	Bedrooms Studio – 2 bedrooms

Meadowview Apartments



Management Company Primavera Properties	Address 8100 Algon Ave, Philadelphia, PA 19152	Rent Range \$1249 - 1699
Phone Number (610)320-1066	Distance from FCCC 2.4 miles	Bedrooms 1, 2 bedrooms

Brookview Apartments at Elkins Park



Management Company Brookview	Address 1285 Ashbourne Road, Elkins Park, PA 19027	Rent Range \$1640 - 1785
Phone Number (215)645-5451	Distance from FCCC 2.4 miles	Bedrooms 1, 2, 3 bedrooms

Melrose Station Apartments



Management Company First Montgomery Group	Address 902 Valley Road, Elkins Park, PA 19027	Rent Range \$1425 - 2275
Phone Number (215)309-8674	Distance from FCCC 3.2 miles	Bedrooms 1, 2, 3 bedrooms

Park Place One



Management Company Fidelity Management	Address 1801 Winchester Ave, Philadelphia, PA 19115	Rent Range \$1499 - 1899
Phone Number (215)999-4714	Distance from FCCC 3.6 miles	Bedrooms 1, 2 bedrooms

Lynnewood Gardens



Management Company JMC Living	Address 1950 Ashbourne Rd, Elkins Park, PA 19027	Rent Range \$1265 - 2300
Phone Number (267)536-5150	Distance from FCCC 3.6 miles	Bedrooms 1, 2, 3 bedrooms

All the Links:

Trulia Website: <https://www.trulia.com/>

Apartments.com Website:

<https://www.apartments.com/?msockid=23d474a1a16a69ac3bbb61baa00568f8>

Zillow Website: <https://www.zillow.com/?msockid=23d474a1a16a69ac3bbb61baa00568f8>

Cost of Living in Philadelphia Calculator: <https://www.payscale.com/cost-of-living-calculator/Pennsylvania-Philadelphia>