

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. 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](#), [Redfin](#), 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)651-7846 | Distance from FCCC 0.4 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 - 4815 | 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 \$1,395 - \$1,745 |
| Phone Number (215)608-6703 | 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 \$1,317 - \$1,917 |
| Phone Number (215)631-3314 | 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 \$1,395-\$1,380 |
| Phone Number (215)886-2000 | 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)267-5444 | 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 \$1,431- \$1,740 |
| Phone Number (267)805-5328 | 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 \$1,410 - \$2,871 |
| Phone Number (215)-445-4676 | 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 \$1,373 - \$1,766 |
| 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 \$1,2810- \$1,615 |
| Phone Number (267)585-5848 | 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 \$1,075 - \$1,550 |
| Phone Number (215)742-8895 | Distance from FCCC 1.2 Miles | Bedrooms 1, 2 bedrooms |

Oxford Tower Apartments



| | | |
|---|--|--|
| Management Company Concordia Properties | Address 7210 Oxford Ave, Philadelphia, PA 19111 | Rent Range \$1,250- \$1,450 |
| Phone Number (814)517 - 7480 | 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 \$1,485 - \$1,495 |
| Phone Number (267)627-6115 | 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 (267)729-9455 | 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 – \$1,395 |
| Phone Number (267)727-3597 | Distance from FCCC 1.4 miles | Bedrooms Efficiency, 1, 2 bedrooms |

Algon Garden Apartments



| | | |
|--|--|--|
| Management Company GY Properties | Address 732 Algon Ave, Philadelphia, PA 19111 | Rent Range \$900 - 1175 |
| Phone Number (215)267-4362 | 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 \$1,360 - \$1,752 |
| Phone Number (215)712-8575 | 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 \$1,329 - \$1,599 |
| Phone Number (610)320-1066 | Distance from FCCC 2.4 miles | Bedrooms 1, 2 bedrooms |

Brookview Apartments at Elkins Park



| | | |
|--|---|--|
| Management Company Rushmore Management | Address 1285 Ashbourne Road, Elkins Park, PA 19027 | Rent Range \$1,655 - \$2,655 |
| Phone Number (215)645-2946 | 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 \$1,545 - \$2,330 |
| Phone Number (215)728-4335 | Distance from FCCC 3.2 miles | Bedrooms 1, 2, 3 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 4.0 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>