**IPSS Graduate Student Association – Graduate Student Housing Guide**  
Informal guide for incoming graduate students on housing options

**Approximate Monthly Rates (Estimates)**

Housing type:

* Studio or one-room apartment (not furnished): $700+
* Studio or one-room apartment (furnished): $1000+
* 3–4 bedroom furnished apartment with private bathroom (shared): $700+ per person

**University Graduate Housing**

The university offers housing options such as Greg Page, Shawneetown, and University Flats.

Rent is usually listed as a total amount and needs to be divided by the number of residents.  
**Example:** Greg Page apartment = $876 total. Shared by 2 residents = $438 per person/month.

Important notes:

* Graduate housing is limited and assigned based on a waitlist system.
* Wait times can extend up to 12 months.
* Housing is not prioritized for graduate students. Postdoctoral scholars and interns are also eligible.
* Once you receive an assignment, the move-in date is flexible and controlled by you.

**Off-Campus Housing (Private Complexes)**

These are apartments not owned by the university but frequently used by students.

Prices are typically listed per person, sometimes labeled "per installment."  
**Example:** Angliana Apartments (4-bedroom unit with private bathrooms) = $719 per person/month.

Additional expenses:

* Rent usually does not include utilities such as electricity, water, or sewage (approximately $100 in addition to rent).
* Internet is typically included.

**Popular Off-Campus Apartment Complexes**

These are used by many graduate students, especially while waiting for university housing:

* Angliana 524 and 525
* Stretch Apartments
* Royal Lex Apartments

These are shared, furnished apartments with 2 to 3 roommates and are located within biking or public transportation distance to campus.

**Recommended Neighborhoods Near Campus**

These areas are close to campus and have good public transportation or are within biking distance:

* Red Mile (LextTran route 15)
* Chevy Chase (LexTran route 3)
* Waller Avenue
* South Broadway (certain sections, LextTran route 16)
* Press Avenue
* Rose Lane (LexTran route 16)
* Woodland Avenue (LexTran route 16)

Areas to avoid:

* North and northeast Lexington. These are farther from campus and generally less safe, even if the rent is more affordable.

**Housing Search Websites**

You can browse the following websites for available apartments:

* <https://www.velolexington.com>
* <https://bluegrassrentalproperties.com>
* <https://www.breckinridgecourtlc.com>
* <https://www.townhomesatfontaine.com>
* <https://andersoncommunities.com>

Note: Anderson Communities includes multiple properties like Townley Park and McConnell’s Trace. Some locations waive deposits for graduate students.

**Student Groups and Community Listings**

Facebook group:  
UKY Housing  
<https://www.facebook.com/groups/kentuckyhousing>  
This group can be used to find subleases and people looking for roommates. Always be cautious and check the legitimacy of listings. Avoid sending money to anyone before you have a verified lease.

WhatsApp group for Greg Page and Shawneetown housing:  
<https://chat.whatsapp.com/JZZ4BY7dBfl0IC5efZDyCB>  
This group is mainly used by international graduate students. Sometimes people already living in a unit may look for a roommate for the second room. If anyone asks for payment before lease signing, do not pay and report the person immediately.

**UKREC Housing (Princeton, KY)**

Graduate students and professionals working or conducting research at the University of Kentucky Research and Education Center (UKREC) in Princeton, KY may be eligible for short-term on-site housing.

* Two houses are available for use by students, visiting scholars, postdocs, and others affiliated with UK’s College of Agriculture, Food and Environment.
* These houses are intended for short-term or seasonal stays of up to 11 months.
* Stays longer than 11 months must be approved in advance by the Graduate House Committee.
* During the summer (May to August), priority is given to individuals staying for the full summer term. Short-term stays may be limited during this period.

Reservations:

* Supervisors or sponsors should submit the request form early in the year, usually around January or February:  
  <https://uky.az1.qualtrics.com/jfe/form/SV_2gV0sy1Wr5OLZvU>
* Residents themselves should complete their request once they know their exact arrival and departure dates, typically by April or May:  
  <https://uky.az1.qualtrics.com/jfe/form/SV_cHdW5UTkvkEq0XY>
* A reservation does not guarantee a room. Housing is assigned based on availability by the Graduate House Committee.
* If your dates change, contact the UKREC support staff as soon as possible.

Cost:

* $50 per day per bed for stays of 1–5 consecutive days
* $10 per day per bed for stays of 6 or more consecutive days
* Charges apply to all days reserved, including weekends

**Final Tips**

* Start your housing search as early as possible, especially if you want university housing.
* Consider temporary options such as subleases while waiting.
* Reach out to current graduate students for honest feedback about places.
* Be cautious when using public groups and always verify listings before committing.
* For those working in Princeton, UKREC housing may be an affordable and practical option for short-term (seasonal) stays.