



HOUSING

General Housing Information

Where to settle depends on a set of unique factors each family or individual staff faces. The D.C. Metropolitan area has plenty of accommodation choices to suit every taste, circumstances and budgets. Do your evaluation of the various options and make your pick. You may initially opt to rent a property before considering buying at a later stage. In any event, make your intentions clear to the realtor you are working with. Insight and input from colleagues and friends can be very helpful in arriving at a decision. Many useful [websites](#) that can help you search for a home to rent or buy.

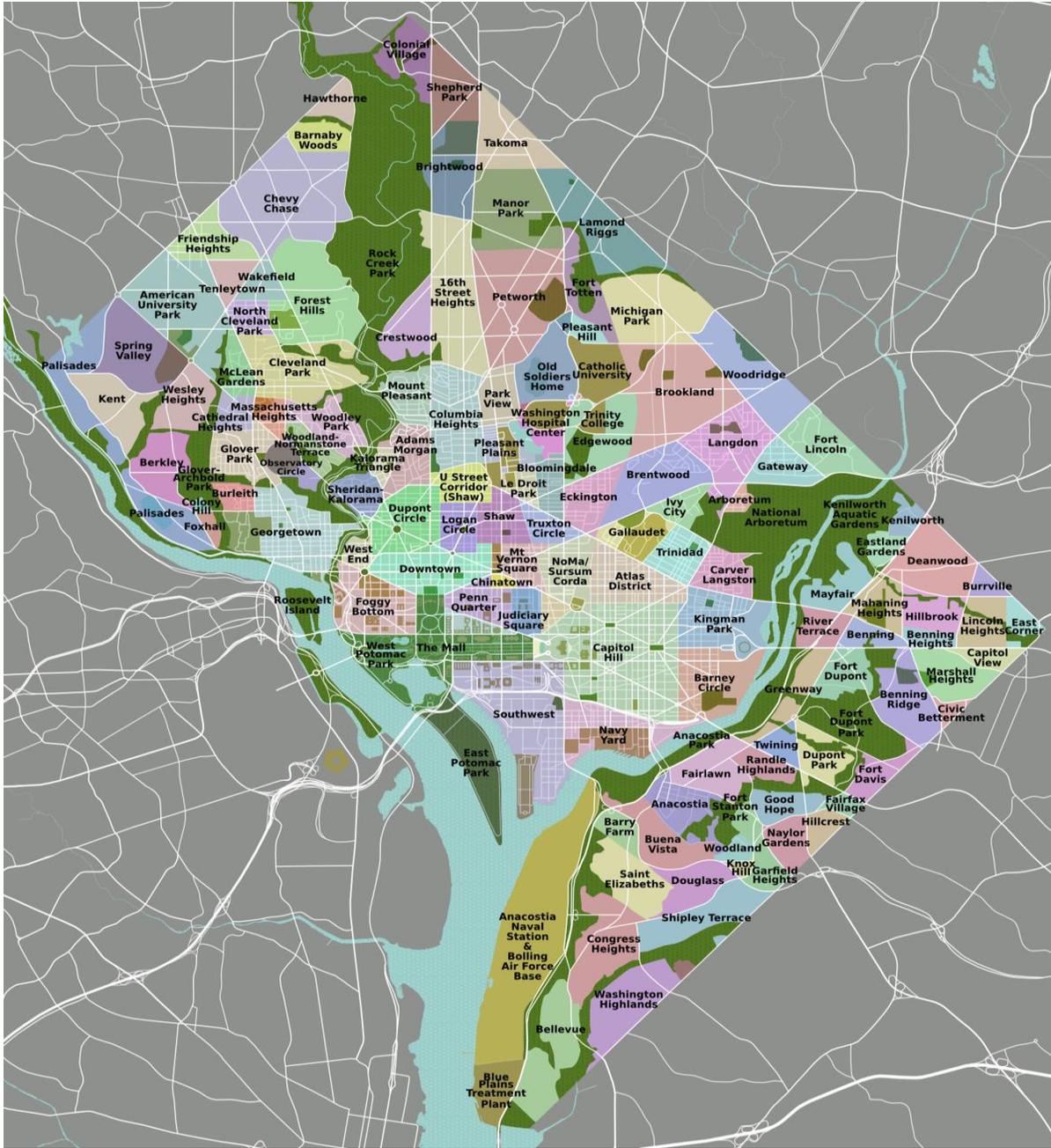
Most WBG staff members live in Northern Virginia, suburban Maryland and D.C. The two closest Metro stations to the Bank are Farragut North (the Red line) and Farragut West (the Orange/Blue line).

In DC, popular neighborhoods include Dupont Circle, Woodley Park, Cleveland Park, Foggy Bottom, Adams Morgan, Shaw and Georgetown. In Maryland, popular areas are Bethesda, Chevy Chase, Friendship Heights, Potomac, Silver Spring and Rockville. Popular areas in Virginia include Arlington, Vienna, Falls Church and McLean.

FACTORS TO CONSIDER WHEN MOVING TO WASHINGTON, D.C.

There are several factors to consider when moving to Washington, D.C.:

- Do you need to be in a good public-school district?
- How long do you want to commute by car or metro?
- How much do you want to spend on housing including utilities?
- Do you prefer an urban lifestyle, i.e. walking distance to shops and restaurants, or suburbia?
- How much space do you need vs. how much space do you want?
- Comparison of prices between a 2-bedroom apartment and a 3-bedroom single family home (please note that 3-bedroom apartments are scarce in D.C.).



Neighborhoods in Washington DC (photo from [Wikipedia](https://en.wikipedia.org/wiki/Washington,_DC#/media/File:WashingtonDCNeighborhoodsMap.jpg))

Your choice of residence may be determined by the public schools you would like your child to attend since the address of your house determines which schools you can send your kids to. Even if you decide on a private school, you need to consider if this school has a bus service for the area where you are choosing to live. If purchasing a home, choosing a good public-school district is an important consideration regardless because it affects the value of your property when you are ready to sell.

Public transportation can also be a factor. Traffic congestion in the greater Washington area is high; so many Bank Group staff prefer to utilize public transportation. For more information on public transportation routes, visit this website: <http://wmata.com/>

A real estate agent can help you in your search for buying or renting a home. Realtors' services are free of charge in this market, as the seller or the landlord pays the commission. By law, a real estate agent cannot discuss certain factors that might influence your choice of neighborhood, such as safety, demographics, quality of schools, etc. A licensed real estate agent has access to all available properties. You should work with only one real estate agent. He or she can show you any home, condo or apartment that you want to see and possibly rent or purchase.

To discover more about prospects for moving into new neighborhoods, please visit Walk Score. (<http://www.walkscore.com/>). This helpful link provides details about what's nearby (according to designated address, neighborhood, or city), including restaurants, coffee shops, schools, parks, and more. It also has a handy commute report, where users can see options for getting around by car, bus, bike, and foot. Other features include "Local Insight," which provides a peek into what locals are saying, provides users an opportunity to ask questions, and browse nearby photos and popular places.

A townhouse is a bit more difficult to get, but not out of reach. These are usually rented out individually by the owner/landlord. Your real estate agent can make appointment and show you these properties. There is a lot of competition for the best values especially in late summer months before school year begins (July, August and September). It is a good idea to check the Bank's electronic [Bulletin Board](#) . Ask the Global Mobility Services (globalmobility@worldbank.org) for more guidance on how to access these listings prior to arrival.

The Capital Beltway "Route 495" is a perimeter highway around Washington, and housing within the Beltway tends to be pricier than housing outside the Beltway. Most Bank Group staff live in Northern Virginia, Suburban Maryland or the District of Columbia. Each area is ruled by different jurisdictions regulating housing, taxes and schools. Brief descriptions of some of the more popular neighborhoods in each area are provided below. For a good map of D.C. neighborhoods, visit [this](#) site.

PREFERRED NEIGHBORHOODS IN THE D.C. AREA

[Foggy Bottom](#)

Foggy Bottom is known for the countless variety of mid-rise apartment buildings in the area all in close proximity to the Lincoln Memorial, Washington Monument, Kennedy Center for the Performing Arts, as well as George Washington University. Foggy Bottom borders the popular neighborhood of Georgetown, which hosts many shops, restaurants, and bars. It is an ideal rental community for the first-time renter or history fan intrigued by traditional treasures of Washington, D.C.

Commute to World Bank: 10 minutes by foot. Metro Station: Foggy Bottom-GWU.



M Street Apartment building

Dupont Circle

This area caters mostly to the artsy, libertine and international communities. It is home to a variety of museums, historic homes, foreign embassies, ethnic restaurants, bookstores, and private art galleries. The variety of Victorian townhouses and high-rise apartment buildings offers an almost complete housing selection. If you choose to settle here, take into account that parking is scarce and at a premium.

Commute to World Bank: 10-15 minutes by foot. Metro Station: DuPont Circle, one stop from Farragut North (where the Bank is located).



The Flats at Dupont Circle

Woodley Park

This area is popular due to its location and proximity to Adams Morgan and Downtown. Older high-rise apartment buildings dominate this hilly neighborhood. You are close to National Zoo and Rock Creek Park for recreation.

Commute to World Bank: 15 minutes by Metro. Metro Station: Woodley Park-Zoo.

Cleveland Park

This neighborhood offers a variety of restaurants, shopping and a true neighborhood community with easy access to Downtown. In terms of housing, this area offers individual houses and many apartment buildings.

Commute to World Bank: 20 minutes by Metro. Metro Station: Cleveland Park.

AU/Tenleytown

Tenleytown is the second oldest neighborhood in Washington, D.C. and encompasses the business district along Wisconsin Avenue, from Upton Street to Fessenden Street, and the surrounding residential neighborhoods. Main attractions include American University, the National Cathedral, and Embassy Row. Tenleytown has excellent restaurants along Wisconsin Avenue, many with international cuisine and sidewalk cafe seating.

Commute to World Bank: 20 minutes by Metro. Metro Station: AU/Tenleytown.

Friendship Heights

Friendship Heights is primarily a residential neighborhood found in Northwest Washington, D.C., bordering Southern Maryland. The neighborhood also has some office space, as well as a collection of upscale shops and department stores, day spas, a multiplex cinema, and grocery stores. Overall, Friendship Heights provides a good balance of a comfortable neighborhood and a commercial shopping area.

Commute to World Bank: 25 minutes by metro. Metro Station: Friendship Heights.

Glover Park

Named after a late 19th and early 20th century influential banker and philanthropist, the neighborhood of Glover Park is situated in northwest Washington, D.C., about a half mile north of Georgetown and just west of the United States Naval Observatory and Number One Observatory Circle (the Vice President's mansion). The Embassy of Russia in Washington is located there. The Glover Park neighborhood is primarily residential, with a variety of housing types. Most of the commercial development—a variety of restaurants and shops—is along Wisconsin Avenue. The neighborhood presents a mix of city life next to quiet residential streets.

Commute to World Bank: 15 minutes. The D2 bus will take residents of Glover Park to the closest metro station. Several bus routes, including the 31, 32, and 36, go right up Wisconsin Avenue, and the D.C.

Circulator serves the neighborhood, linking the area to Georgetown, downtown, and Union Station. Metro station: Dupont Circle.

Adams Morgan

This is a very trendy, ethnically diverse neighborhood, quiet by day and busy by night. Safety can vary quickly from one block to the next. You will find that many row houses have been made into group houses or subdivided into apartments.

Commute to World Bank: 20 minutes by Metro (including walk to nearest Station since the area is not directly served by the Metro system). Metro Stations: DuPont Circle, Woodley Park-Zoo and Columbia Heights.

U Street Corridor

The nine-block strip on U Street known as the U Street Corridor consists of a mixture of restaurants, clubs, bars, shops, and various residences. It is considered to be the center of the Washington, D.C. jazz music scene with several jazz clubs and theatres. There is a large number of luxury condominiums built within the last decade available for living purposes in the U Street Corridor.

Commute to World Bank: 25 minutes by metro, requires a transfer. Metro station: U Street/African-American Civil War Memorial/Cardozo.

Capitol Hill

Capitol Hill is a neighborhood that stretches around the United States Capitol Building in Northeast and Southeast Washington, D.C. It is largely comprised of historic row houses and townhouses. Eastern Market is also a major draw of Capitol Hill; this recently restored historic marketplace hosts flea markets on weekends that attract people from all over the city.

Commute to World Bank: 20 minutes by Metro. Metro Station: Eastern Market.

Shaw

Shaw is a primarily residential neighborhood in the Northwest quadrant of Washington, D.C. The residential parts of Shaw are dominated by 19th century Victorian row houses and new apartment buildings. Shaw offers a variety of cultural experiences and features the largest cluster of Ethiopian restaurants in the city. The historic Lincoln Theatre and famous restaurants like Ben's Chili Bowl are found here as well.

Commute to World Bank: 25 minutes by metro, requires a transfer. Metro Station: Shaw.



*T Street NW (Shaw neighborhood) *photo from MRIS*

Georgetown

This is a historic community with lots of shops and restaurants. It is Washington's oldest neighborhood and attracts many young people and young people-oriented businesses due to its proximity to Georgetown University. Housing is mostly Georgian and Victorian townhouses and limited apartment buildings. Buses ferry people to the nearest metro stops.

Commute to World Bank: 25 minutes by foot, 15 minutes by bus. Metro Stations: Foggy Bottom-GWU and Rosslyn.

PREFERRED NEIGHBORHOODS IN MARYLAND - MONTGOMERY COUNTY

Bethesda

This is one of the most affluent and international suburbs in the metropolitan area. Housing is provided by single-family homes, townhomes and high-rise apartment buildings. You will find both newer, luxury buildings with all conceivable amenities, and older, renovated buildings.

Commute to World Bank: 30-35 minutes by Metro. Metro Stations: Bethesda and Medical Center.



The intersection of Old Georgetown Road, Wisconsin Ave, and East West Highway, near the [Bethesda Metro](#) station entrance, in downtown Bethesda (Photo courtesy of Wikipedia)

Chevy Chase

This area is adjacent to the District of Columbia. The area has well-kept homes that are more expensive than similar housing in other communities. It has no commercial or industrial areas, although nearby Friendship Heights includes intensive retail and office development.

Commute to World Bank: 30 minutes by Metro. Metro Station: Friendship Heights.

Friendship Heights

This tiny, high-rise neighborhood straddles the D.C./Maryland line. It provides a multitude of apartment buildings. Most complexes have swimming pools and relatively inexpensive underground parking. This area is located within walking distance of convenient stores.

Commute to World Bank: 25 minutes by Metro. Metro Station: Friendship Heights.

Potomac

This is a wealthy community with spacious properties, ideal for families. Housing is provided by single-family homes and townhomes.

Commute to World Bank: 30 minutes by car. No Metro Station available.

North Bethesda/Rockville

This area is located along Rockville Pike and hosts the Music Center at Strathmore, White Flint Mall, and the Rockville Town Center shops and restaurants. Housing in this area is largely provided by luxury high rise apartments nearby the Metro, and single-family homes and townhomes otherwise.

Commute to World Bank: 35-45 minutes by Metro. Metro Stations: Grosvenor-Strathmore, White Flint, Twinbrook and Rockville.

Silver Spring

This area has been newly revitalized and now hosts a town center with ethnic restaurants, entertainment, and a variety of shopping venues. Single-family houses and clusters of apartment buildings, both high-rise and garden-style, surround the three Metro stations in this area.

Commute to World Bank: 35-45 minutes by Metro. Metro Stations: Silver Spring, Forest Glen, and Wheaton.

PREFERRED NEIGHBORHOODS IN VIRGINIA - ARLINGTON COUNTY

Arlington County is a pedestrian-friendly suburban community adjacent to Washington, D.C. and is a part of the area known as Northern Virginia. Arlington is the smallest county in the U.S. and has no designated downtown. This area offers numerous bars, restaurants and shops geared towards young professionals. Some of the major centers of commercial development are listed below.



The skylines of Arlington's [Courthouse](#) and [Rosslyn](#) neighborhoods, with the [Georgetown](#) and [Downtown](#)

neighborhoods of [Washington, D.C.](#) immediately past them. The county accounts for most of Virginia's border with the District. (photo courtesy of Wikipedia)

Rosslyn

Rosslyn is one of several "urban villages" in Arlington, located directly across the Key Bridge from Georgetown. It has become an attractive place to live and commute into the city from for its convenient location, great amenities, and slightly more affordable rents. It offers a surprising array of garden and high-rise apartment buildings. There are many restaurants, bars, and shops in Rosslyn, clustered along its main corridor, Wilson Boulevard.

Commute to World Bank: 10 minutes by Metro. Metro Station: Rosslyn.

Court House

The Arlington County Court House area is a small urban neighborhood that has become very popular with its easy access to Washington, D.C. Housing is provided by new large luxury apartment buildings and older, smaller, and moderately priced apartment buildings. Court House boasts numerous restaurants and bars, as well as a plethora of green space and bike lanes.

Commute to World Bank: 15 minutes by Metro. Metro Station: Court House.

Clarendon

Beyond the main corridor, Clarendon is a quieter neighborhood, full of older single-family homes. Nestled between Rosslyn and Ballston, Clarendon is known for a great mix of trendy bars, small restaurants, and unique shops. Recently, several new luxury apartments and condominiums have opened. Commute to Downtown: 15 minutes by Metro. Metro Station: Clarendon.

Ballston

Ballston is a neighborhood spanning from the crossroads of Wilson Boulevard and North Glebe Road. Consisting of Ballston Common Mall and many restaurants and bars, Ballston has become a vibrant neighborhood. Featuring a lot of condominium and apartment living, Ballston also has several recreation parks and trails that have contributed to it becoming a community dominated by young adults.

Commute to World Bank: 20 minutes by Metro. Metro Station: Ballston.

Crystal City

Crystal City is an unincorporated urban neighborhood in Arlington. However, those living in Crystal City will not be disappointed by the amenities, stores, and restaurants in Crystal City itself. One of its most unique features is that when the city was first built, most of the shops, restaurants, and pedestrian walkways were constructed underground as part of the Crystal Underground shopping mall. Today the landscape is being extensively renovated to bring many of these businesses to the street level to make for a more traditional city feel, but the underground walkways still remain making it possible to walk from one side of the city to the other without going above ground.

Commute to World Bank: 20 minutes by Metro. Metro Station: Crystal City.

Pentagon City

Pentagon City is an "urban village" in Arlington that derives its name from the nearby Pentagon building. Real Estate in Pentagon City is characterized by a multitude of luxury condominiums and numerous apartments. The Pentagon City Mall and Pentagon Row are within the neighborhood, which are known for their stores. Pentagon City is also in close proximity to Arlington National Cemetery.

Commute to the World Bank: 20 minutes by Metro. Metro Station: Pentagon City.

PREFERRED NEIGHBORHOODS IN VIRGINIA - FAIRFAX COUNTY

McLean

This is an upscale neighborhood encompassing many residential areas with large mansion-like homes and many parks, ideal for families. Highly rated schools and numerous recreational sports facilities for families.

Commute to World Bank: 25 minutes by Metro. Metro Station: Mclean or Spring Hill on Silver line available.

Dunn Loring/Tysons

This area hosts the upscale Tysons Corner Malls and is convenient to the beltway. Housing in this area is provided by residential areas, upscale townhomes, and high-rise apartments.

Commute to World Bank: 25 minutes by Metro. Metro Station: Dunn Loring and Tysons

Vienna

With its small-town feel, small shops and restaurants and excellent public schools, Vienna is considered to be a great place to live. It is known especially for the old small town feel that can be seen on the main road, Maple Avenue. A lot of unique ethnic themed cuisine is available on this main drag as well. The rest of Vienna is primarily residential. Established neighborhoods with some luxury, more upscale homes intermingled in the neighborhoods as well.

Commute to World Bank: 30 minutes by Metro. Metro Station: Vienna/Fairfax-GMU.

Mosaic District

This is newer residential area with new apartment complexes and townhouses surrounding new shops, restaurants and movie theater. Youthful neighborhood near Fairfax Inova Hospital complex.

Commute to World Bank: 35 minutes by Metro. Metro Station: Dunn Loring

Falls Church

Falls Church is an unincorporated, independent city in Northern Virginia within close proximity to Washington, D.C. Although two metro stations are named after Falls Church, neither are technically inside the city limits, however they are nearby. The city of Falls Church has a small town feel to it with two main

streets running through the downtown area, which consists of shops and restaurants, surrounded by residential neighborhoods.

Commute to World Bank: 25 minutes by Metro. Metro Stations: East Falls Church and West Falls Church.

PREFERRED NEIGHBORHOODS IN VIRGINIA - ALEXANDRIA CITY

Established in 1749, Alexandria is located about six miles (9.6 kilometers) south of downtown Washington, D.C. The historic center of Alexandria is known as Old Town, a beautifully preserved district on the waterfront, which is dotted with boutiques, restaurants, antique shops, galleries and theaters. The city's thriving streets are lined with historic buildings that draw thousands of tourists to the town. Many Alexandria neighborhoods are compact, walkable, high-income suburbs of Washington, D.C. Besides Old Town, some popular areas of Alexandria are Del Ray, West End, and Mount Vernon. Metro connects Alexandria commuters to Washington effortlessly.



Photo courtesy of visitalexandriava.com

Commute to World Bank: 30-40 minutes by Metro. Metro Stations: Braddock Road, Eisenhower Avenue, King St-Old Town, Van Dorn Street.

Learn more about Alexandria history and attractions by visiting the official Alexandria tourism website: [Visit Alexandria!](#)

SHORT-TERM HOUSING

Short term housing units are furnished apartments rented on a temporary basis to individuals as an alternative to extended stay hotels. This option is often used for extended business trips or for relocations when someone is between homes. Apartment sizes range from studios to the occasional three-bedroom, and they are fully furnished with appliances, linens, house ware and equipped kitchens. Some units are privately owned condos/townhouses, while others are apartments rented by the corporate housing provider directly from a leasing office, in which they add furnishings to set it up as a corporate unit. One thing to consider with corporate housing is that the minimum stay is usually 30 days, which is why the rates are generally lower than extended stay hotels that have no minimum stay. Some corporate apartment providers will rent for as

few as 5 days, but rates will be comparable to hotel pricing. Rental rates typically vary depending on the time of year. Rates almost always include utilities, telephone, and cable; however, there may be additional application, cleaning and pet fees, as well as additional cost for services such as paper delivery and maid service (if offered). Thus, it is important to always ask a leasing representative for a complete overview of charges.

DC SHORT-TERM HOUSING OPTIONS

Apartment Building and Address	Distance to World Bank	Map to World Bank	Apt. Sizes	Vendor to Contact	Price Range (per day)	Additional Info.
The Hepburn 1901 Connecticut Ave. NW	0.5 mi.	Directions to World Bank	Studio, 1 Bedroom	Dwell Tel: 1-800-657-3935, Contact: Rob McDaniel worldbank@dwelinc.comwww.dwelwithus.com	\$178	concierge
Newseum Residences 565 Pennsylvania Ave. NW	0.5 mi.	Directions to World Bank	Studio, 1 Bedroom, 2 Bedroom	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnishhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments Suite America Tel: 1-800-367-9501 ext.134 Contact: Alison McGinnis, alison@suitamerica.com Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$169	24-hour concierge , on site retail stores
425 Mass Apartments 425	0.6 mi.	Directions to World Bank	Studio, 1 Bedroom	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnishhousing.com	\$159	Controlled access to building, 24-hour

Massachusetts Ave, NW				Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.com Oakwood apartments Suite America Tel: 1-800-367-9501 ext.134 Contact: Alison McGinnis, alison@suitamerica.com		reception
Residence on the Ave. 221 I St. NW	0.6 mi.	Directi ons to World Bank	Studio, 1 Bedroom, 2 Bedroom	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.com www.furnishedhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.com Oakwood apartments Suite America Tel: 1-800-367-9501 ext.134 Contact: Alison McGinnis, alison@suitamerica.com Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$175	New Building, 24-hour concierge service
Camden Grand Parc 910 15th St. NW	0.6 mi.	Directi ons to World Bank	Studio, 1 Bedroom	Suite America Tel: 1-800-367-9501 ext.134 Contact: Alison McGinnis, alison@suitamerica.com	\$175	24-hour concierge service, breakfast weekdays
Legacy West End 1255 22nd St. NW	0.7 mi.	Directi ons to World Bank	Studio, 1 Bedroom, 2 Bedroom	Dwell Tel: 1-800-657-3935, Contact: Rob McDaniel worldbank@dwelinc.com www.dwelwithus.com	\$139	concierge
1301	0.7	Directi	1	Churchill	\$169	24-

Thomas Circle 1301 M St. NW	mi.	ons to World Bank	Bedroom, 2 Bedroom	Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com Suite America Tel: 1-800-367-9501 ext.134 Contact: Alison McGinnis, alison@suitamerica.com Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request		hour concierge service, Controlled access to building
Woodward Building 733 15th St. NW	0.8 mi.	Directi ons to World Bank	Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom	Bridgestreet Tel: 443-350-6529 https://www.bridgestreet.com Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments Suite America Tel: 1-800-367-9501 ext.134 Contact: Alison McGinnis, alison@suitamerica.com	\$159	24-hour concierge service, 2 blocks to Metro station, Allows 1 night min
Westbrooke Place 2201 N St. NW	0.8 mi.	Directi ons to World Bank	Studio, 1 Bedroom, 2 Bedroom	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com	\$169	24-hour concierge, daily continental breakfast
The Apartments at City Center	0.9 mi.	Directi ons to World Bank	Studio, 1 Bedroom, 2 Bedroom	Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com	\$179	24-hour concierge service

825 10th St. NW			m	https://www.worldbank-weichertch.com/request		
Andover House 1200 14th St. NW	1 mi.	Directi ons to World Bank	Studio, 1 Bedroo m	Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$179	Controlled access to building, concierge service
West End 1255 25th St. NW	1 mi.	Directi ons to World Bank	Studio, 1 Bedroo m	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$179	Not available
2400 M Apartments 2400 M St. NW	1 mi.	Directi ons to World Bank	1 Bedroo m,2 Bedroo m	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$169	Concierge, on site retail stores
Meridian at Gallery Place 450 Massachusetts Ave.	1.3 mi.	Directi ons to World Bank	Studio, 1 Bedroo m,2 Bedroo m	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$179	24-hour Concierge, on site convenience store

NW						
Meridian at Mt. Vernon Triangle 425 L St. NW	1.3 mi.	Directi ons to World Bank	Studio, 1 Bedro m,2 Bedro m	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$169	24-hour Concierge, Controlled access to building
The Lansburgh 425 8th St. NW	1.4 mi.	Directi ons to World Bank	1 Bedro m,2 Bedro m	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$169	Not available
Lexington at Market Square 400 8th St. NW	1.4 mi.	Directi ons to World Bank	Studio, 1 Bedro m,2 Bedro m	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$150	Controlled access to building, 24-hour doorman
425 Mass Apartments 425 Massachu setts Ave, NW	1.4 mi.	Directi ons to World Bank	Studio, 1 Bedro m,2 Bedro m	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com	\$169	New building, 24-hour concierge,
The Remington 601 24th St. NW	1.5 mi.	Directi ons to World Bank	1 Bedro m	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$150	concierge

Flats at Dupont Circle 2000 N St. NW	1.5 mi.	Directi ons to World Bank	Studio, 1 Bedro m	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$155	Controlled access to building
Mass Court 300 Massachu setts Ave. NW	1.6 mi.	Directi ons to World Bank	Studio, 1 Bedro m	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$155	Controlled access to building, Concierge service
Varsity on K 24th St. NW	2 mi.	Directi ons to World Bank	Studio, 1 Bedro m	Varsity Management	\$103	3 month min. rental. All apartmen ts furnis hed available for short or long term rent. 2 month rent security deposit required
2M Apartments 2 M St. NE	1.9 mi.	Directi ons to World Bank	Studio, 1 Bedro m	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.comOakwood apartments	\$154	Not available
Station House 701 2nd St. NE	2.3 mi.	Directi ons to World Bank	1 Bedro m,2 Bedro m	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.comwww.furnish edhousing.com	\$149	new building, 24-hour doorman, concierge, media hub in building
One Hill South	2.9 mi.	Directi ons to World Bank	1 Bedro m,2	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana	\$169	new building, 24-hour

28 K St. SE		Bank	Bedroom	Scibetta, dxcibetta@churchilliving.com www.furnishedhousing.com		doorman, conciierge, childrens playroom
Signature Properties Addresses vary	varies by exact rental	varies by exact rental	Studio, 1 Bedroom, 2 Bedroom	Signature properties at stay@sigstay.com	\$113	Minimum stay 1-3 months. Individual properties may allow shorter rental, Payment due 1st day. Additional application fee \$100 and \$230 move out fee
Ampeer Dupont Circle 15 Dupont Circle NW	0.8 mi.	Directions to World Bank	Studio, 1 Bedroom	sales@ampeerresidences.com	\$90	Historic Mansion and new apt. building, breakfast and evening Hors d'oeuvres included, full bar for residents and guest. Ask for current specials
Attache Property Managem	varies by exact	varies by exact	Studio, 1 Bedroom	reservations@stayattache.com	Not available	30 day minimum-call for

ent	rental	rental	m			pricing
Addresses vary						
Airbnb	varies by exact rental	varies by exact rental	Various options		Not available	negotiable min.
Various addresses						
LUXbnb	varies by exact rental	varies by exact rental	Studio To Full House	info@LUXbnb.com	Not available	4 day minimum, Pricing on Web
Various address in DC						

VIRGINIA SHORT-TERM HOUSING OPTIONS

Apartment Building and Address	Distance to World Bank	Map to World Bank	Apt. Sizes	Vendor to Contact	Price Range (per day)	Additional Info.
Gramercy Arlington 550 14th Road South, Arlington, VA	Walk 0.3 mile to Metro (Pentagon City Station) - Blue line, 5 stops about 22 min., then 4 block walk to World Bank	Directi ons to World Bank	Studio, 1 Bedroom, 2 Bedroom	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.com , Oakwood apartments	\$139	Concierge, pool, gym, close to shopping and restaurants
The Latitude	4.2 miles. 1	Directi ons to	Studio, 1	Dwell Tel: 1-800-657-3935, Contact: Rob	\$153	Controlled access to

3061 Fairfax Blvd. Arlington, VA	block to Metro (Clarendon Station) Orange line, 5 stops about 20 min, then 4 block walk to World Bank	World Bank	Bedroom, 2 Bedrooms	McDaniel worldbank@dwelinc.com , www.dwelwithus.com		building, Concierge, across street from Metro and shopping
Bennett Park 1601 Clarendon Blvd. Arlington, VA	2.6 miles. Walk 0.4 miles to Metro (Rosslyn Station) Orange, Silver or Blue line 2 Stops about 14 min, then 4 block walk to World Bank	Directions to World Bank	Studio, 1 Bedroom, 2 Bedrooms	Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$159	Controlled access to building, Concierge
The Bartlett	Walk 0.3 mile to	Directions to World Bank	Studio, 1 Bedroom	Bridgestreet Tel: 443-350-6529 https://www.bridgestreet.com	\$139	Controlled access to building,

520 12th St. South, Arlington, VA	Metro (Pentagon City Station) - Blue line, 5 stops about 22 min., then 4 block walk to World Bank	Bank	m,2 Bedroom,3 Bedroom	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxscibetta@churchillliving.com www.furnishedhousing.com		24-hour concierge, private access to Whole Foods grocery store on street level
Oakwood Crystal City 400 15th Street South, Arlington, VA	4.7 miles. Walk 0.2 miles to Metro (Crystal City Station) Blue line, 6 stops about 22 min., then 4 blocks walk to World Bank	Directions to World Bank	1 Bedroom,2 Bedroom	Oakwood Tel: 410-412-2991 Contact: Connie Brown, cbrown2@oakwood.com Oakwood apartments	\$139	Minimum 5 night stay, Concierge, close to restaurants , shopping and metro
River Place 1615 North Lynn St. Arlington	2.6 miles. Walk 0.2 miles to	Directions to World Bank	Studio, 1 Bedroom	DC area Furnished Flats contact via 2 websites-one for MD and one for DC/VA www.furnishedinbethesda.com www.furnishedindc.com	\$60	1 month minimum stay, 4 buildings in complex, concierge,

	Metro (Rosslyn Station) Orange, Silver line or Blue lines 2 Stops about 14 min, then 4 block walk to World Bank					grocery market on site, drycleaners on site, Deposit of \$700 due at time of reservation.
Airbnb Various addresses	varies by exact rental	varies by exact rental	Various options		Not available	Negotiable min.

MARYLAND SHORT-TERM HOUSING OPTIONS

Apartment Building and Address	Distance to World Bank	Map to World Bank	Apt. Sizes	Vendor to Contact	Price Range (per day)	Additional Info.
Upstairs at Bethesda Row 7131 Arlington Road Bethesda, MD	7 miles, Walk 0.4 miles to Metro (Bethesda station) Red line 7 stops, then walk 4 blocks	Directions to World Bank	Studio, 1 Bedroom, 2 Bedrooms	Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$169	Controlled access to building, 24-hour concierge, shopping

	to World Bank. Approx. 50 min.					
Wisconsin Place Apartments 4440 Willard Ave. Chevy Chase, MD	5.4 miles, Walk across street to Metro (Friends Heights Station) Red Line 6 stops, then walk 4 blocks to World Bank. About 35-40 min.	Directions to World Bank	Studio, 1 Bedroom, 2 Bedroom	Weichert Tel: 703-256-9100 d. 571-341-2502 Contact: Lauren Mills, lmills@weichertch.com https://www.worldbank-weichertch.com/request	\$169	Controlled access to building, 24-hour concierge, shopping
Riviera 4242 East West Hwy, Bethesda, MD	6.9 miles, Walk 0.4 miles to Metro (Bethesda station) Red Line 7 stops to Farragut North station, then walk 0.4	Directions to World Bank	Studio, 1 Bedroom	DC area Furnished Flats contact via 2 websites-one for MD and one for DC/VA www.furnishedinbethesda.com www.furnishedindc.com	\$64	24-hour front desk, Security deposit of \$700 charged at time of reservation. Additional \$100 move in fee and onetime

	miles to World Bank. Approx. 35-45 min.					cleaning fee of \$170 - \$190 deducted from security deposit at date of departure
Fairmont 4801 Fairmont Ave, Bethesda, MD	7.3 miles, Walk 0.3miles to Metro (Bethesda station) Red Line 7 stops to Farragut North station, then walk 0.4 miles to World Bank. Approx. 35-45 min.	Directions to World Bank	Studio, 1 Bedroom	DC area Furnished Flats contact via 2 websites-one for MD and one for DC/VA www.furnishedinbethesda.com www.furnishedindc.com	\$63.5	Building is 2 blocks from Metro. Some apartments include reserved parking space for car, Security deposit of \$700 charged at time of reservation. Additional \$100 move in fee and onetime cleaning fee of \$170 - \$190 deducted

						d from security deposit at date of departure
Flats 8300 8300 Wisconsin Ave, Bethesda, MD	7.6 miles, Walk 0.4 miles to Metro (Medical Center station) Red line 8 stops to Farragut North Station, then walk 0.4 miles to World Bank. About 35-40 min.	Directions to World Bank	1 Bedroom, 2 Bedrooms	Churchill Tel: 973-636-9406 ext.5669 Contact: Dana Scibetta, dxcibetta@churchilliving.com www.furnishedhousing.com	\$155	New Building, 24-hour doorman, ground floor grocery store (Harris Teeter)
Airbnb Various addresses	Varies by exact rental	varies by exact rental	Various options		Not available	Negotiable min.

If you chose to contact the companies directly, be prepared to provide the following details regarding your short-term furnished housing search:

- Location - D.C., MD or VA? Any specific neighborhoods?
- Number of bedrooms
- Move-in date and length of stay
- Budget restrictions

- Special requests (pets, washer/dryer, maid service, etc.)

WBG Bulletin Board

Do not forget to check the [Bank's bulletin board](#) as well since many staff that are out of the country are looking for short-term renters, and these private listings tend to be the most economical.

SEARCHING FOR AN APARTMENT ON THE WEB

Housing options in the greater Washington area include an apartment in an apartment complex; a row-house/duplex or townhouse, or room/apartment therein; or a detached single-family home with a garden/yard, though the latter is more likely found in the suburbs or specific neighborhoods of Washington, D.C.

Residing in an apartment complex is an easy way to settle into the city. Many apartment complexes have an attendant at the front desk who received all guests and packages. Often facilities are shared, such as on-site laundry, fitness center, etc. If the tap leaks or anything is broken in your apartment, there is a maintenance crew to handle it. Keep in mind that if you are renting directly from an owner, repairs need to be coordinated with either the owner and/or property manager.

The choice of apartment complexes in the D.C. area is very large, and there are a host of websites that can help you search apartments according to your specified criteria, such as the following:

- www.apartmentsshowcase.com
- www.trulia.com
- www.zillow.com
- www.hotpads.com
- www.apartments.com
- www.allapartments.com
- www.rent.com
- [Apartment Guide](#)
- www.Sublet.com

You can also check apartment ratings on sites like www.apartmentratings.com in which residents, past and present, provide a critique of their experience.

For an apartment search, please also visit the following resourceful links: the first is My Apartment Map (<http://www.myapartmentmap.com>), and the second is Pad Mapper (<http://www.padmapper.com/>). Both are useful links to find apartments.

HOTELS

It is advisable that you secure a hotel or furnished apartment upon arrival to give you time to research the real estate market and establish your finances in the U.S.

The World Bank Group has negotiated rates with a number of local hotels. To make a hotel reservation using Bank-negotiated rates for the purpose of your relocation, please send an email to AMEX

at wkgbthotelrequests@amexgbt.com or phone +1-312-340-2661. In your email, please indicate that the reservation is to facilitate your relocation to HQ and provide your name, contact information, UPI number, preferred hotel(s), and required dates of reservation. AMEX will require your personal credit card information for the reservation. Please note that AMEX cannot guarantee hotel availability, so it would be beneficial to list several hotels in order of preference.

Some of these hotels are listed below, though you should request a complete list and current rates from AMEX:

- [Club Quarters Washington](#)
- [The Normandy Hotel](#)
- [Georgetown Suites](#)
- [AKA White House](#)
- [Hotel Concordia](#)
- [Best Western Georgetown Hotel & Suites](#)
- [The Churchill Hotel](#)

LONG TERM RENTALS

Where you settle depends on a set of unique factors particular to you and your family. The Washington, D.C. metropolitan area has vast accommodation choice to suit every taste, circumstance, and budget. Research your options based on your preferences to make selection most suitable for you. If you are considering purchasing a home, you may opt to rent for a short period before purchasing so you can become more familiar with different neighborhoods. Speak with your colleagues and friends as you decide. Many useful websites can help you [search](#) for a home to rent or buy.

Details about housing to consider include information about leases, the deposit required and other conditions that may pertain to the lease. In the D.C. area houses usually come with major appliances. The renter or buyer will have install furniture in the new accommodation. You may want to look at what is available on the market before deciding to ship in furniture from elsewhere. Pay attention to utilities and how to sign up for services. Finally, consider whether insurance for household items is right for you. This and much more are in the guide. The information provided should be considered a stepping stone to further exploration.

MANAGED RENTAL PROPERTIES

A residentially managed property is one in which you rent a unit directly from a leasing office on the property's premises. The Managed Properties section includes both individual properties and residential management companies that have multiple properties throughout the D.C. metro area. These options are mostly apartments in mid- to high-rise buildings, and size ranges from studios to three bedrooms. Rent cost is determined primarily by location, with the most expensive properties being closer to the center of D.C. and in upscale neighborhoods like Georgetown and Bethesda. Additional factors that affect price are amenities offered and the age of the property, including any recent renovations.

Below is a list of some reputable property management companies with several managed properties throughout the area, though this is by no means an exhaustive list:

<p>Archstone Apartments Contact: See website Location(s): D.C., MD, and Northern VA Bedrooms: Studio- 3 BR Suggested Properties: Flats at DuPont; Corcoran House at DuPont Circle, Avalon First and M, Courthouse Plaza and Courthouse Place (Arlington, VA)</p>	<p>Avalon Apartment Communities Contact: See website Locations: D.C., MD, and Northern VA Bedrooms: Studio - 3 BR. Suggested Properties DC: Avalon at Gallery Place, The Statesman, Avalon at Foxhall, Avalon First and M, Avalon the Albemarle, eaves Glover Park, eaves Tunlaw Gardens VA: Avalon at Arlington Square, Avalon Courthouse, Avalon Clarendon</p>	<p>Horning Brothers Contact: 202-659-0700 Location(s): D.C. Bedrooms: Studio- 3 BR Suggested Properties: The Lansburgh (Penn Quarter) ; The Saratoga, Geno Baroni Apartments</p>
<p>Bozzuto Management Contact: 301-220-0100 Location(s): D.C., MD, Northern VA Bedrooms: Studio- 3 BR Suggested Properties in DC: Apartments at City Center, Newseum Residences, Residences on the Ave, 77 H Apartments, Yale West, District, The Ellington, The Hepburn MD (Bethesda area): The Metropolitan, The Kenmore, Flats at Bethesda Ave, The Whitney VA (Arlington): The Palatine, Avery Row</p>	<p>Dittmar Company Contact: 703-356-6900 Location(s): Northern VA (Arlington and Alexandria) Bedrooms: Studio- 3 BR Suggested Properties: Barton Place, Dolly Madison Towers, Virginia Square Apartments, Courtland Towers</p>	<p>Gables Residential Contact: See website Location(s): D.C., Maryland, Northern VA Bedrooms: Studio- 3 BR Suggested Properties: Gables DuPont, Gables City Vista, Westbrook Place, The Berkshire</p>
<p>Equity Apartments Contact: See website Location(s): D.C., Northern VA Bedrooms: Studio- 3 BR Suggested Properties: 2400 M (West End); The Prime, The Reserve (Arlington)</p>	<p>Post Properties Contact: See website Location(s): D.C., MD (Rockville), and Northern VA (Arlington and Alexandria) Bedrooms: 1 BR- 3 BR Suggested Properties: DC: Post Massachusetts Ave., VA: Post Pentagon Row</p>	<p>Pollinger, Shannon, and Luchs Contact: +1 (301) 657 3700 Locations: D.C., and MD (Bethesda) Bedrooms: Studio - 3 BR Suggested Property: 2401 Pennsylvania Ave., 4000 Mass Ave., The Swift at Petworth Metro, Columbia Plaza, Bethesda</p>

<p><u>Legacy West End</u></p> <p>Contact: Kettler Properties: 202-292-5036 (Request World Bank discount)</p> <p>Locations: D.C</p> <p>Bedrooms: Studio – 2 BR</p> <p>Suggested Property: Legacy West End</p>	<p><u>The Woodward Apartments</u></p> <p>Contact: +1 (202) 347-7555 (David Thompson)</p> <p>Location: 733 15TH ST NW, Washington, DC 20005</p> <p>Bedrooms: Studio - 3 BR</p>	<p><u>Columbia Plaza Apartments</u></p> <p>Contact: Leasing office (Iris Valenzuela manager): 202-293-1236 and 202-293-1237</p> <p>Location: Virginia Avenue, and 24th Street, Washington DC, NW</p> <p>Bedrooms: Studio -2 BR</p> <p>Five (5) apartment buildings in complex</p>
<p><u>The Westlight</u></p> <p>Contact: 202-333-3313</p> <p>Location 1111 24th St. NW</p> <p>Washington, DC 20037</p> <p>Bedrooms: 1-3 BR</p>		

USING A REAL ESTATE AGENT FOR RENTAL PROPERTY

When an individual owner wishes to find a tenant for their rental property, they will commonly engage the services of a real estate agent to represent them and market the home. This home then gets posted into the Multiple Listings System (MLS) so that all other real estate agents can gain access to the posting in an effort to bring in a prospective tenant. Because the MLS is a shared database, it is customary for a renter to enlist only one realtor to represent them throughout the entire home search; otherwise, it can be perceived as unethical to work with various real estate agents who can all access the same properties

The real estate agent's commission is paid by the landlord/owner in this market, so there is no cost to the tenant to enlist the services of a real estate agent. However, rental commissions tend to be nominal in comparison to home purchase, so a real estate agent may only be incented to work with a tenant who has a higher budget and who has ruled out managed high-rise apartments as an option since in that case the tenant can work directly through a leasing office to secure a lease. For least of real estate agents recommended by the WBG staff, please contact Global Mobility (globalmobility@worldbank.org)

LEASING INFORMATION

Here are some pointers regarding leases that you should know about:

- Generally, leases are for a period of 12 months with the option to renew.
- 1-2 months' rent is the typical security deposit. Foreign nationals may be asked to pay higher deposits than US citizens due to lack of credit history. Additional deposits for pets should be expected. Pet deposits are non-refundable.
- Lease renewals are usually made 1-2 months before the expiry of a contract.
- One advantage to signing a 12-month lease is that it gives you flexibility, but on the other hand a longer-term lease may allow you to fix the rent price. It is customary for rent to increase 3-5% on an annual basis otherwise.
- Check to make sure that your lease has "diplomatic clause" that would allow you to terminate lease early if you are transferred out of Washington, DC for work. You would be responsible for 1-2 months additional rent vs. remainder of time on your lease. Your landlord may request documentation.
- In unfurnished accommodation, expect no furnishings of any kind except perhaps for all major kitchen appliances (usually stove, oven, refrigerator and sometimes microwave). Apartment complexes usually have laundry rooms. Newer apartments will have washer/dryer in each apartment. Furnished properties are more or less complete and will include all major electrical appliances, basic furniture and housewares.
- Check with each property and apartment complex to confirm what utilities (electricity, gas, water, internet, cable TV, and trash pick-up) are included in monthly rent. You will be responsible to set up any utility service not included.

When leasing an apartment in the U.S., landlords will generally want to carry out what is called a credit check. They will normally ask for information on your bank account or a previous landlord's address to contact them and check on your credit record. Since most relocating staff are new to the U.S. and therefore have no credit history in the country, do emphasize that you are working with the World Bank Group. Many landlords will be happy to waive the process of credit checks if you have your appointment letter to confirm your employment with the Bank Group, as well as your salary details to demonstrate your financial capability. In professionally managed apartments, they are used to dealing with foreigners and Bank Group staff, so you should not encounter any issues. Keep in mind that Property Managers or Real Estate companies will charge a rental application fee which can range from \$40-\$100. Confirm if a rental application fee is applicable.

Tenants in the District of Columbia have certain basic rights. To learn more about the District of Columbia Bill of Rights, click here: [DC Tenant Bill of Rights.pdf](#).

SECURITY DEPOSIT

The security deposit is generally equal to one month's rent. Some landlords will ask for two months' rent given the lack of U.S. credit history. The lease terms should provide instructions for the retrieval of the security deposit at the end of the lease. Usually, the deposit is fully refundable, permitting there are no damages to the rental property, within 30-45 days after the close of the lease. Please note that if you have pets, you may be asked to pay an additional pet deposit. Pets deposits are non-refundable.

UTILITIES

Generally, landlords can advise on how tenants should transfer utility accounts to their names. Many utility companies will ask for a Social Security Number when setting up these accounts. If you do not yet have one, the company may ask you to pay an additional deposit, or provide a previous address instead.

Once you have your electric and gas accounts active in your name, you may request to be enrolled in Budget Plan that provides the advantage of spreading winter heating cost or summer air conditioning over the entire year. The Utility company calculates your average monthly payment based on historical gas or electric usage, adjusted for normal weather and projected costs. You are billed the same amount monthly for entire year and your twelfth monthly bill will reflect the last installment of your budget cycle adjusted for the difference between actual and budgeted gas or electric use. Over payments are credited to your account unless you request refund and if you used more gas or electric than estimated, you owe the company the difference. This plan allows you to spread payments out evenly over 12 months instead of having to pay very high bills for a few months and lower bills in off season months. This option makes budgeting your monthly home utility expenses easier.

CELLULAR PHONES

Your current cell phone may not work on US networks. It will "roam" and you will be charged expensive roaming fees. You should plan ahead and make sure that your current phone is "unlocked" (by current carrier or manufacturer) and then purchase a local SIM card and prepaid-no contract calling plan if you want to use your current phone upon arrival in US. You will be able to purchase a sim card and activate your phone via [T-Mobile](#) (\$45) at the [Dulles Airport](#). Packages differ as to your allowance, so please ensure you check all charges before purchasing.

You may want to purchase a prepaid phone from Walmart, Best Buy, Cricket or an AT&T or T-Mobile store. These phones are inexpensive, and you can either prepay for a specified number of minutes and data or pay as you use it. This economical in short term until you started work at World Bank Group and you have time to compare nationwide carriers and get discounted prices as World Bank Group employee.

Depending on your new position, you may be issued corporate cell phone and not need to purchase additional phone service.

If you decide to purchase US cell phone and service plan, you should consider checking with more than one service provider to determine which service would better suit your personal and family needs. Cell Phone providers to consider are: **AT&T**, **T-Mobile**, and **Verizon**.

Discounts offered by these providers to World Bank Group staff:

- [AT&T](#) offers 15% of your monthly bill. To obtain a discount you need to show proof that you are employed by the World Bank Group, you can show copy of your official World Bank ID / copy of your Verification Letter of Employment (you can obtain the latter through [MyHR](#) website, Compensation section, [Employment Verification Letter](#)), and a picture ID (national passport or Driver's License). You can go to any **AT&T** offices to get your new cell phone. You can find more information and validate the deal by entering your World Bank Group email address using this link: <http://www.corp.att.com/gov/movn/>

- [T-Mobile](#) offers 18% of your monthly bill. This is particularly helpful if you do not have a Social Security Number. The main drawback is that it takes several days to mail the phone as you cannot get it in their retail stores. The advantage is that they waive the activation fee and give you a discount on the phone purchase (approx. 15% on the phone) and a discount on your monthly bill as well. To obtain a discount you need to show proof that you are employed by the World Bank Group, (follow same identification guidelines as shown for AT&T). You can go to any **T-Mobile** offices to get your new cell phone, or you can check this [link](#) for contact info.
- [Verizon](#) offers 15% of your monthly bill. To obtain a discount you need to show proof that you are employed by the World Bank Group, (follow same identification guidelines as shown for AT&T). You can go to any **Verizon** offices to get your new cell phone.

CABLE/INTERNET/HOME PHONE

For cable, internet and home phone "bundles", you can shop rates and packages. The most popular companies are listed below:

- [Comcast](#)
- [Direct TV](#)
- [Earthlink](#)
- [Cox Communications](#)
- [Verizon Fios](#)
- [Vonage](#)

* Bundles are packages that include Cable/Internet and landline telephone from a single service provider.

PROPERTY INSURANCE

If you are renting, you should plan to purchase renters insurance, which will cover your personal belongings and liability. This type of coverage tends to be inexpensive. Many leases, in fact, request that you show proof of renter's insurance coverage. You are not required to carry renters insurance by law, but a landlord can require renters insurance in your rental agreement in your lease. Carrying renters insurance protects you and the landlord by ensuring that no matter what happens on the premises, either your renters insurance or the landlord's insurance will provide compensation. Renters insurance provides coverage for your lost, damaged, or stolen personal possessions. It also provides coverage for injuries to another person that might occur in your rented home or apartment. The average for renters insurance in DC is \$13.67/month. You can often get the best rates if you use the same insurance company for both your auto and renter insurance. Also, ensure that the landlord has the property covered by his or her own insurance. Some popular companies that offer insurance quotes are:

- [Allstate](#)
- [Balboa](#)
- [Geico](#)
- [Jacob Street](#)
- [Liberty Mutual](#)
- [Nationwide](#)

- [Statefarm](#)

FURNITURE AND APPLIANCES

Most rental properties in the U.S. come unfurnished, but you can easily acquire second-hand furniture by scanning the [WB Intranet Bulletin Board](#) or sites like [Next Door](#) or Craigslist. There are numerous furniture stores in the greater Washington area, such as:

- [CB2](#)
- [Crate and Barrel](#)
- [Ikea](#)
- [Pottery Barn](#)
- [Target](#)
- [West Elm](#)

Although it is not economical over a long period of time, furniture packages can also be rented for 30+ days from specialty companies, such as:

- [American Furniture Rentals](#)
- [Klever Living furniture rental](#) (serving DC and Northern VA)
- [Brook](#) (serving Northern Virginia area only)
- [Churchill](#) (Serving Virginia, Maryland and DC area)
- [CORT](#) (Serving Virginia, Maryland and DC area, 10% discount off published rates for lease agreements 3 months+ (cannot be combined with already discounted packages) + Elimination of Security Deposit when using US or Overseas Credit Card for Auto-Pay (normally equal to 1 month's rent)

If you relocate from locations with 220 V electric current, you will probably not bring your desktop computer, your TV or your hi-fi equipment (refrigerators and washing machines will be included in any place that you rent). If you want to bring them anyway, a bulky and noisy transformer with sufficient capacity for larger appliances will cost you about US \$150.

HOME PURCHASE

New staff members frequently ask if it is better to rent or buy. The answer varies according to everyone's length of employment contract and financial situation. Your monthly rental payments may be higher or lower than a mortgage payment. This is particularly true if you pay U.S. income taxes. Bear in mind that house payments should not exceed about 30% of your gross income. Other factors to consider:

- If you are new to and unfamiliar with the D.C. metropolitan area, it may be best to rent initially and to learn about the area before deciding to buy.
- If you are planning to stay in the D.C. metro area for a few years only, you may be faced with the trouble of selling your property during a period of market fluctuations.
- From a financial standpoint, it is generally considered unwise to buy unless you plan to retain the home for at least three to five years. This is to factor in a further 3% above purchase price to cover closing costs, i.e. legal fees, home inspections, title search, etc.
- Owning your home permits you to adapt it to your lifestyle without undue restrictions.

- By owning a home, you are establishing equity through an enforced savings program by the monthly payments made against the principal of your mortgage, using the money you would otherwise pay out in rent.
- A purchase of a house in the D.C. metro area could become a profitable investment at the time you sell it. Also bear in mind the option of renting out the property in the future, since the rentals are generally high in demand.
- Be aware of differences between condominiums or cooperatives if you are buying an apartment-style residence.
- It is important to calculate the "real" cost of purchase vs. the cost of renting. For example, when you are a renter, major house repairs are paid for by the landlord.
- Rents and property prices are commensurate with proximity to D.C., public transportation, size, condition of property and school district.

REAL ESTATE AGENTS

When an individual owner wishes to find a buyer for their property, they will commonly engage the services of a real estate agent to represent them and market the home. This home then gets posted into the Multiple Listings System (MLS) so that all other real estate agents can gain access to the posting in an effort to bring in a prospective buyer. Because the MLS is a shared database, it is customary for a buyer to enlist only one realtor to represent them throughout the entire home search; otherwise, it can be perceived as unethical to work with various real estate agents who can all access the same properties. A real estate agent is licensed by jurisdiction, i.e. D.C., Maryland, Virginia, and can choose to hold licenses in any or all locations. Pay particular attention to this when selecting a real estate agent to ensure s/he can cover the area where you wish to reside.

The real estate agent will vet properties on the MLS based on your needs and preferences in order to set up appointments for viewing. The real estate agent's commission is paid by the owner in this market, so there is no cost to the buyer to enlist the services of a real estate agent. Your real estate agent will write the contract of sale and present to owner's agent when you are ready to purchase.

There is an abundance of real estate agencies in the area. Some popular ones are as follows:

- [Coldwell Banker](#)
- [Long and Foster](#)
- [Taylor Properties](#)
- [ReMax](#)
- [Weichert](#)

It is common to solicit word-of-mouth referrals from friends and colleagues for a reputable real estate agent. The credit union also has HomeAdvantage program to assist members search, buy, sell and save on housing transactions. If you log in as a member you will be immediately connected with an experienced a pre-approved Realtor who will assist you through the process. If you decide to go with a Realtor approved by the Credit Union, you can save a rebate (\$100s to 1000s) at closing. You can access Bank-Fund Staff Federal Credit Union's HomeAdvantage program using this link: bfsfcu.mycuhomeadvantage.com.

REAL ESTATE RESEARCH ON THE WEB

Do your own real estate research on the web using some of the following sites and ask friends and acquaintances for suggestions on where to live. It is also encouraged that you consult with Global Mobility Services for advice and resources.

- www.zillow.com
- www.trulia.com
- www.realtor.com
- www.redfin.com
- <http://washingtondc.craigslist.org>

LIVING EXPENSES

Newly arrived staff members are often shocked at the price of rented accommodation and cost of living in Washington, D.C. We have prepared a monthly estimate to give you an idea of the basic cost of living. Obviously, this will vary depending on size of family and lifestyle preferences. Cars and car insurance has not been included as prices vary so much depending on preferences and personal circumstances, e.g. insurance increases immediately with a teenage driver.

Cost of Living

Short Term Housing (Furnished with utilities included)

Size of Furnished Apartment	Length of Lease	Washington, DC	Virginia (Arlington)	Maryland (Bethesda, Chevy Chase)
1 bedroom short term	1 month	\$3,200 - \$5,370 (winter) \$3,570 - \$5,970 (summer)	\$1,900 - \$5,000	\$1,900 - \$5,070
2 bedroom short term	1 month	\$3,700 - \$6,270 (winter) \$3,800 - \$6,800 (summer)	\$3,600 - \$5,970	\$3,870 - \$5,970

Average cost of rental (base rent – may not include utilities)

Size of Housing	Lease term	D.C	VA Suburbs	MD Suburbs
1 bdrm. apartment	1 year	\$2,200	\$2,000	\$2,000

2 bdrm. apartment	1 year	\$3,150	\$2,700	\$2,800
3 bdrm. apartment	1 year	\$3,950	\$3,700	\$3,700
2-3 bdrm. townhouse	1 year	\$4,000	\$3,300	\$3,500
3+ bdrm. single family	1 year	\$4,500	\$4,000+	\$4,000+

Average cost of purchase*

One bedroom apartment/Condo	D.C., Chevy Chase area	\$400,000 +
Two bedroom apartment/Condo	D.C., Chevy Chase area	\$570,000+
3+ bedroom townhouse/single family home	Potomac, MD area	\$750,00 to \$950,000 +
3+ bedroom single family home	Bethesda, Maryland	\$750,000 +
3+ bedroom single family home	Arlington County, VA	\$890,000 +
3+ bedroom single family home	Vienna/Fairfax, VA area	\$800,000 +
3+ bedroom single family home	Mclean, VA	\$975,000+

Other Expenses

Renter's Insurance	per month	\$25 - \$25
Electricity	per month - summer	\$150-\$300
Gas	Per month -winter	\$150-\$300
Water	per month	\$50+
Cable TV/Telephone (landline)	per month – bundles (may require 1-2 year contract)	\$120-\$180*
Cell phone	per month - two phones, most basic telephone plan	Check for specials. Approx. \$80
Groceries	per month - family of 4	\$800-\$1500**
	per month - single	\$500 -\$1,000**

Childcare	per month	\$1400–\$2000
Baby Sitter	per hour	\$15–\$25
Cleaning/household assistance	per hour	\$25–\$35
Professional Maid cleaning service	per visit, depending on size of dwelling	\$90–\$125+
G5 Nanny	per month	\$2000 +
Public Transportation (Metro)	one way during peak period	\$2.50–\$6.00

- Average cost of house purchase. These figures are designed to give you an idea of cost to buy a home within one-hour commute of the Bank. Prices vary greatly depending on condition, location, etc. so please consider this a rough guide. Also, be sure to factor in monthly condo/HOA dues with purchase.
- Do not forget to check the Bank's bulletin board as well since many staff that are out of the country are looking for short-term renters, and these private listings tend to be the most economical.
- Food costs vary depending on where you shop and personal choices of food items.
- Cost of Living price comparisons from [Numbeo.com](https://www.numbeo.com) website. Please access website and choose your location and Washington, DC for itemized cost of living comparative pricing.