

HOUSING RESOURCE GUIDE

NAME	PHONE	ADDRESS	SECTION 8 or 42	WAIT LIST	UTILITIES INFORMATION	CRIMINAL HISTORY CONSIDERED	PAST EVICTIONS CONSIDERED	NUMBER OF BEDROOMS AND RENTAL RATES	APP FEE	SENIORS ONLY	GENERAL INFO	PETS
EDINBURGH												
Country Place Apartments	(812) 526-0322 (812) 526-2403	104 Country Place Circle	Section 42 (income restricted) ***all unit rates based on income	Yes	Under new ownership as of January 2017. Unable to obtain updated information.			No	Unable to obtain updated info.			
Ellen & Gary Brand	(812) 526-2403	Unable to obtain updated information		No	Unable to obtain updated information			No	Unable to obtain updated information			
Rainbow End Apartments	(812) 526-9126	92 Rainbow Lane	Section 8 Vouchers	Yes	Tenant: Electric LL: Water, Sewage	Must get criminal background check through Police Department. Felonies including drug charges result in automatic rejection of application.	Yes, but will work with tenant IF tenant has agreement with previous LL to pay off damages	2 BR: \$430-510	No	No	Information not updated	
Lance White (manages) and Rosalee White (owns)	Lance: (317) 443-4961 ***call Lance first*** Rosalee: (317) 736-6477	Properties in both Edinburgh and Franklin	Unable to obtain updated information				One 3 BR house	Unable to obtain updated information				
FRANKLIN												
Brenda Ralph / Rachel (daughter)	(317) 736-9596		Section 8 accepted	No	Varies	Felonies over 4 years old not considered	Must be working to pay off current damages on past eviction(s). Proof of agreement with previous landlord needed.	Houses, doubles, complexes \$110/ week, all utilities included \$500-1200, up to 5 BR	\$25 per person over 18	No	Information not updated	

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Brett Harmon	Please refer to "Brenda Ralph" (above)											
Brian McTarsney	Please refer to "Brian McTarsney" in "OTHER" category ***property not likely to be available in Franklin***											
Cherry Leaf Properties	(317) 738-3800	62 W. Jefferson Street	No	No	Apartments: Tenant: electric and gas Houses: Tenant: all utilities ***subject to change	Depends on felony	Automatic rejection of application	Homes and Apartment Complex Apt: \$500-575 Homes: ?	No	No		Cats only
Countryview Estates Mobile Home Park	(317) 736-8625	1199 Hospital Road	No	No	Varies	Depends on felony	Depends on situation	MOSTLY 3 BR: Standard rate: \$750 ***May have lower rates on older homes Mostly rentals.	\$30 per person	No	Money order only for app fees	New guidelines in the making. As of 01/13/17: \$250 one-time non-refundable deposit fee OR \$15/month ***this info may change in the near future Breed restrictions 1-2 pet max.
Denise Matlock	(317) 736-5185 (317) 439-0787		Depends on the property (specifically with older homes)	No	Tenant= all utilities	Does not tolerate violence	Depends on situation	Rates change depending on number of vacancies. Most units are 2 BR (One 4 BR) \$450-900	No	No		No pets allowed

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Essie Yaden & Sherry Matthews (daughter)	(317) 560-9802	Please refer to "Brenda Ralph" (above)								No	May require co-signee in some cases. Must have job	Info not obtained
Franklin Cove Apartments (Family Side)	(317) 736-6264	2015 Franklin Cove Court	Section 8 (In-house)	Yes	Tenant: gas and electric LL: other utilities	Depends on felony	Depends on situation Will look for pending debts Understanding with medical bills	1 BR 2 BR 3 BR 4 BR **Rates vary**	No	No		\$300 one-time refundable deposit
Franklin Cove Apartments (Senior Side)	(317) 736-6264	2015 Franklin Cove Court	Section 8 (In-house)	Yes	Tenant: electric LL: all other utilities	Depends on felony	Depends on situation Will look for pending debts Understanding with medical bills	1 BR 2 BR 3 BR 4 BR **Rates vary**	No fee	Yes, minimum age is 62		\$300 one-time refundable deposit
Franklin North Village Apartments	(317) 736-4761	57 Schoolhouse Rd	Section 8 voucher	Yes	Tenant: electric, water, and trash LL: sewage	Most felonies over 10 years old not considered. Felonies involving violence or drugs will likely result in immediate rejection of application.	Depends on the situation.	2 BR: \$560/ month (with \$500 security deposit) 3 BR: \$695/ month (with \$600 security deposit)	No	No	Weekly payment plans available Willing to work with tenant	\$20/ month per pet 4 pets max. No breed restrictions No weight limits Vicious/ aggressive pets not allowed.

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Franklin Place Apartments	(317) 346-6067	1485 Franklin Place	Section 42 (income restriction) Section 8 voucher	No	Tenant: electric and water	Depends on felony	Evictions over 3 years old not considered IF paid off in full	1 BR: \$505 2 BR: \$602 3 BR: \$835	\$25 per adult	No		\$150 one-time non-refundable deposit *PER PET* \$20/month per pet 2 pets max
Fred Paris	(317) 442-0142		No	No	Tenant: All utilities	Depends on the felony.	Past evictions will result in immediate rejection of application	Single family detached homes 2-4 BR \$775-1000/month	No	No		Depends on situation
Glenda Gilbert	(317) 474-5784	Properties in both Franklin and Whiteland	Section 8 voucher	When needed	Depends on the property	\$30 fee for background check. Depends on felony and how old the felony is.	Eviction as a result of damaged property or unpaid rent will likely result in rejection of application.	1 BR 2 BR etc. ***rates vary based on property/owner***	Yes, \$30 person 18+	No		Breed restrictions \$250 one-time non-refundable pet fee \$25/ month per pet 1 pet max.
Green Acre Apartments	(317) 738-0944	1700 Priedt Circle	No	Yes	Tenant: electric	Likely to be rejected if there is a criminal background	Likely to be rejected if there is an eviction history	2 BR/ 2 BATH: \$745/month	\$35	No	Minimum credit score of 600 Minimum monthly income of \$2200 \$200 security deposit	No dogs allowed \$150 security deposit \$20/ month

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Lakeview Apartments	(317) 736-6290	1800 Lakeside Dr.	No	No	Tenant: gas and electric	Depends on felony	If rule breaking or unpaid balances are the cause of eviction, application will face immediate rejection.	1 BR: \$595-655 2 BR: \$640-685 2 BR w/1.5 bath: \$710-765 3 BR: \$780-785	\$25 per adult	No		Max of 2 pets One-time refundable deposit \$15/ month Breed restrictions on dogs Must weigh less than 50 lbs.
Lance White (manager) and Rosalee White (owner)	Lance: (317) 443-4961 ***call Lance first*** Rosalee: (317) 736-6477	Properties in both Edinburgh and Franklin	Please refer to Lance/Rosalee's information in Edinburgh section				One unit with 3 separate sleeping rooms	Please refer to Lance/Rosalee's information in Edinburgh section				
Northwood of Franklin	(317) 738-2121	2018 Cedar Lane	Section 8 (income based)	Yes, extremely long wait list	Unable to obtain updated information					Senior and family living, minimum age req. for senior apartments is 62	Unable to obtain updated information	
Parkside Apartments	(317) 432-3659	140 E South St	Unable to obtain updated information							No	Unable to obtain updated information	
Pennington Mobile Home Park	(317) 736-7677	3090 W. Morton St.	No	Yes	Tenant: water, sewage, and trash (included in lot rent)	Pedophiles and those with federal offenses will be automatically rejected	Will check credit references	HOMES Buy, not rent Lot rent= \$340/month 2 BR & 3 BR options Average price: between \$16,000-20,000	No	No		Must meet city ordinance req. No aggressive breeds Property managers meet with pet prior to property purchase

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Beacon Pointe Apartments	(317) 881-3833 (844) 430-3672	2111 Sheek Road	Section 8 voucher Section 42 (income restricted/ based on income)	Yes	Tenant: water and electric (through Duke)	Depends on felony	Past evictions will result in immediate rejection of application	1 BR 2 BR 3 BR 4 BR ***Rates change every Tuesday***	\$30/ person 18+	No	Rates change every Tuesday Rate upon move-in will lock in and be the rate tenant pays for entirety of stay.	Cats w/ claws: \$250 one-time non-refundable deposit + \$20/month w/o claws: \$150 one-time non-refundable deposit + \$20/month Dogs \$150 one-time non-refundable deposit + \$20/month
Cambridge Square Senior and Family Apartments	(317) 882-1511	1160 Southbridge Drive	Section 8 voucher	Yes 1 BR (seniors only): 6-9 months 2 BR (family): 1-1.5 years 3 BR (family): 2.5-3 years	Tenant: electric	All felonies result in automatic rejection of application	Past evictions will result in immediate rejection of application	1 BR (seniors only) 2 BR (family) 3 BR (family) ***rates change***	No	Seniors (62 years and older) AND Families		1 BR: \$300 one-time refundable deposit No monthly rental rate 2/3 BR: No deposit No monthly rental rate
Cedarbrook Apartments	(317) 716-4835	505 W Smith Valley Road #100	No	No	Tenant: electric	Depends on felony	Depends on situation	1 BR: \$515 2 BR: \$615	Depends on app details	No	No set rules for anything	Depends on pet

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Clary Crossing Apartments	(317) 535-4200	3131 Clary Crossing	Section 42 (income restricted) 1 person: \$28,860 2 people: \$33,000 3 people: \$37,140 4 people: \$41,220	Yes, very long wait	Tenant: electric LL: water, sewage, and trash	Felonies over 8 years old not considered	Past evictions are only acceptable if tenant is working to pay off debt from past eviction(s)	1 BR 2 BR 3 BR 4 BR	\$35/ person 18+ OR \$35/ married couple	No		\$200 one-time refundable deposit fee \$10/month per pet 2 pets max. Breed restrictions apply
Clary Senior Villas	(317) 535-4200	3131 Clary Crossing Drive	Section 42 (income restricted) 1 person: \$28,860 2 people: \$33,000 3 people: \$37,140 4 people: \$41,220	Yes, very long wait	Tenant: electric LL: water, sewage, and trash	Felonies over 8 years old not considered	Past evictions are only acceptable if tenant is working to pay off debt from past eviction(s)	1 BR 2 BR	\$35/ person OR \$35/ married couple	Yes, 55 years of age and older		\$200 one-time refundable deposit fee \$10/ month per pet 2 pets max. Breed restrictions apply
Clearview Apartments	(317) 893-2185 (317) 215-0180	715 A Clearview Drive	No	Yes and no. There is no guarantee that being on the "wait list" will result in getting a unit. Can be put on list for \$100 hold. 72 hours to move in if unit opens up.	Tenant: all utilities	All felonies result in automatic rejection of application	Likely to be rejected if there is an eviction history	Studio: \$499 1 BR/1 BATH: \$634 2 BR/1 BATH: \$739 2 BR/2 BATH: \$749	\$45/ person 18+	No	*all adults over 18 must be on the lease	\$300 one-time non-refundable deposit \$35/month per pet 2 pets max.

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Cottages at Sheek Road	(317) 881-3833 (844) 262-0903	2111 Sheek Road	Section 8 voucher Section 42 (income restricted and based on income)	Yes	Tenant: electric (through Duke) ***water included in rent LL:water, sewage, and trash	Depends on felony	Past evictions will result in immediate rejection of application	1 BR 2 BR ***Rates change every Tuesday***	\$30/ person 18+	Yes, 55 and older	Rates change every Tuesday. Rate upon move-in will lock in and be the rate tenant pays for the entirety of their stay.	Cats: W/ claws: \$250 one-time non-refundable deposit + \$20/month W/o claws: \$150 one-time non-refundable deposit + \$20/month Dogs \$150 one-time non-refundable deposit + \$20/month
Courts of Valle Vista	(317) 887-0440	714 Conners Drive	No	Yes	Tenant: electric, water, sewage, trash	Unclear guidelines		1 BR: \$599-744 2 BR: \$744-884	\$35/ applicant \$100 one-time non-refundable admin. fee	No		Not allowed
Main Street Commons Senior Apartments	(317) 885-7720	635 E Main St	Section 42	Yes	Tenant: electric	Misdemeanors over 5 years old not considered. Felonies over 10 years old not considered.	Automatic rejection of application	1 BR/1 BATH: \$310- 635 2 BR/1.5 BATH: \$540-735	\$25/ person 18+	Yes, 55 years of age and older		\$150 one-time non-refundable deposit \$10/month per pet 2 pets max 25 pound weight limit

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Pebble Creek Mobile Home Community	(866) 786-6294	Pebble Creek Drive	Resident pays a base fee and pays rent for the mobile home unit, depends on availability	Not sure	Tenant: electric, gas, water, sewage, trash ***water, trash, and sewage are all billed together	Dealt with by the corporate office Depends on the situation/felony	Dealt with by the corporate office Depends on the situation	3 BR/2 BATH: \$599-729	Possible but not definite Depends on month	No		\$200 one-time refundable deposit \$25/month 2 pets max.
Polo Run Apartments	(317) 888-8800	800 Kings Mill Rd	No	No, but app serves as a holder for next-available units	Tenant: electric	Depends on felony	Depends on situation	Up to 3 BR: \$569-1074	\$40/person 18+ Functions as holding fee for next avail. Units	No		\$299 one-time non-refundable deposit \$10/month per pet 2 pets max.
Somerset Apartments	(317) 865-1600	136 Somerset Drive	No	Yes	Tenant: gas and electric (Duke and Vectren) LL: water, trash, and sewage	All felonies result in automatic rejection of application	Likely to be rejected if there is an eviction history	1 BR: \$600 1 BR + Den: \$630 2 BR/2 BATH: \$699	\$25	No		30 pound weight restriction Must be spayed or neutered Cats must be front declawed Proof of shots \$200 one-time partially refundable deposit \$15/month per pet rental rate

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Trotters Pointe	(317) 667-0389	2400 E Main St.	<p>Phase 1: Section 42 (income restricted) on certain units</p> <p>Phase 2: No</p> <p>***must make 2.5-3 times monthly rent rate</p>	No	<p>Phase 1: Tenant: electric, water, sewage LL: trash</p> <p>Phase 2: Tenant: electric (Johnson County REMC) LL: water, trash and sewage</p>	Depends on felony	<p>Past evictions will result in immediate rejection of application</p>	<p>Phase 1: 1 BR: \$749 1 BR: \$779 2 BR: \$924 2 BR: \$954 3 BR: \$1054</p> <p>Phase 2: 1 BR: \$300-675 2 BR: \$489-725 3 BR: \$565-850 4 BR: \$631-1050</p> <p>***based on what's available</p>	<p>Phase 1: \$25 app fee with \$250 security deposit</p> <p>Phase 2: \$12 app fee with \$250 security deposit</p>	Yes		<p>\$150 one-time non-refundable deposit fee</p> <p>\$20/ month per pet</p>
Valle Vista Armes	(317) 884-8411	610 Paradise Court	No	Yes, when needed	Tenant: electric (Duke) and water	<p>Misdemeanors over 3 years old not considered.</p> <p>Felonies over 7 years old not considered.</p>	Evictions over 2 years old not considered IF paid off in full	<p>1 BR: \$520-630 2 BR: \$669-875</p>	\$40/ person 18+	No		<p>\$300 one-time half-refundable deposit</p> <p>\$25/ month per pet</p> <p>2 pets max.</p>
Village Crossing	(317) 881-8811	20 Village Crossing Dr S	Section 42 (income restricted)	Unable to obtain updated information								
Westminster Apartments and Townhomes	(317) 348-2145	921 Parliament Place	No	When needed	Tenant: gas, electric, water, and sewage	Depends on felony	<p>Past evictions will likely result in automation rejection of application</p>	<p>Apartments (small, medium, large) 1 BR: \$680, \$715, \$745 2 BR: \$770/800, \$780/815 3 BR: \$975</p> <p>Townhomes 2 BR: \$940 3 BR: \$1100</p>	\$35/ person 18+	No		<p>\$200 one-time non-refundable deposit fee</p> <p>\$30/ month per pet</p> <p>2 pets max.</p>

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Yorktowne Farms Apartments	(317) 887-0517	1570 Countryside Drive	Section 8 (voucher and in-house)	Yes, very long wait 2-4 year wait	Tenant: gas and electric LL: water, sewage, and trash	Depends on felony and how old it is	If tenant owes money, app. is likely to be rejected. Work off of a points system during application process.	1 BR: \$505 + \$300 deposit 2 BR: \$580 + \$300 deposit 3 BR: \$725 + \$400 deposit Condos 2 BR: \$709-734 + \$515 deposit 3 BR: \$777-803 + \$515 deposit fee	\$30/ person 18+	No		\$200 one time non-refundable deposit fee \$20/ month per pet 2 pets max.	
INDIANAPOLIS													
Berkley Commons	(317) 215-7484	8201 Madison Avenue	Information not updated				Information not updated				No	Information not updated	
Bethany Village Apt Senior Living	(317) 783-7693	3554 Shelby Street	Section 8 housing for elderly	Information not updated				Information not updated				Yes	Information not updated
Country Club Apartments	(317) 787-0961	360 Sandra Lane	*Must have 3x rent to be accepted*		Tenant: electric and water LL: gas, trash, and sewage	Information not updated				No	Information not updated		
Lifetime Properties	(317) 923-8191		Some Section 8 vouchers accepted	No	***Varies*** Most properties: Tenant pays for all utilities Some properties: Tenant pays for only electric	Felonies over 5 years old not considered. Sex offenders will be automatically rejected.	Not considered IF tenant has paid off in full and has receipt proof.	1 BR 2 BR 3 BR 4 BR ***all rates vary***	\$45/ person 18+ OR \$80/ joint app ***50% off discount for veterans.	No		Varies based on individual properties	

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TRAFALGAR												
Copperfield Apartments	(317) 878-4441 (317) 878-9945	211 S. Indiana State Road 135	Unable to obtain updated information			Unable to obtain updated information			No		Office closed Wed, Fri, Sat, and Sun	Unable to obtain updated information
Pete Cleveland	(317) 590-7815	Unable to obtain updated information			Unable to obtain updated information			No		Unable to obtain updated information		
Trafalgar Place Apartments	(317) 878-4441	211 S. Indiana State Road 135	Unable to obtain updated information			Unable to obtain updated information			No		Unable to obtain updated information	
Trafalgar Pointe Apartments	(317) 878-4076	Unable to obtain updated information	Section 8 voucher	Unable to obtain updated info	Tenant: water, sewage, electric	Unable to obtain updated information		1 BR: \$650 2 BR: \$750 3 BR: \$850	Unable to obtain updated info	No	Unable to obtain updated information	
WHITELAND												
Glenda Gilbert	(317) 474-5784	Properties in both Whiteland and Franklin	Section 8 voucher	When needed	Depends on the property	\$30 fee for background check. Depends on felony and how old the felony is.	Eviction as a result of damaged property or unpaid rent will likely result in rejection of application.	1 BR 2 BR etc. ***rates vary based on property/owner***	Yes, \$30 person 18+	No		Breed restrictions \$250 one-time non-refundable pet fee \$25/ month per pet 1 pet max.
OTHER												
Brian McTarsney (Princes Lakes)	(317) 736-9461	Princes Lakes	Section 8 vouchers	No	Tenant: all utilities **different process than usual due to Princes Lakes's utility policies	Depends on felony	Depends on situation	One 3 BR house	Yes	No		