

Arbor Green
3836 Arbor Green Lane
Indianapolis IN 46220
Phone (317)251-0843 Fax (317)251-3292

Applicant Screening Criteria

We are pleased that you have considered joining the customers of Arbor Green and rent one of our wonderful apartment homes.

Below, you will find our screening criteria. Arbor Green has many long-term residents because we take great care of who your neighbors are. We provide equal housing opportunity and do not discriminate based on race, color, religion, sex, handicap, national origin, family status, marital status, sexual orientation, lawful source of income, age or ancestry.

APPLICATION: Please provide a copy of proper identification in the form of a photo ID, such as a driver's license and a copy of your social security card. All adults that plan on living in the apartment must fill out an application. All applications must be completed with correct addresses, phone and fax numbers.

CREDIT HISTORY: Credit score must be 500 or greater. Bankruptcy is permitted if it has been discharged for over 1 year. No judgments will be accepted other than Medical or Student Loans. Collection accounts for Utilities may be grounds for rejection.

LANDLORD HISTORY: We will be contacting your present and previous landlords for the past 5 years. There must be no Evictions or amounts due to previous landlords. We will reserve the right to deny your application if, after making a good faith effort, we are unable to verify your rental history. If you owned your home, mortgage payment information for twelve months will be required.

INCOME: We are required to verify the amount and stability of your income through one month of paycheck stubs, employer/source contacts or tax records. If self-employed, we will request one or more of the following: Business license, tax records, bank records or a list of client references. Employment History must be verified for the past 2 years and the Gross Income must be equal to or greater than 3 times the amount of the apartment rent for which you are applying.

We want you to become our Resident, but we cannot accept your application if:

1. You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.
2. Your credit check shows accounts that are not current or you have excessive debts. Records showing payments past 60 days are not acceptable, with the exception of Medical bills and Student Loans.
3. Previous landlords report negative information of significant complaint levels of noncompliance activity such as repeated disturbance of neighbors peaceful enjoyment of their area, reports of gambling, prostitution, drug dealing or manufacturing, reports of violence or threats to landlord or neighbors, allowing persons not on the rental agreement to reside on the premises or failure to provide previous landlord with proper notice when vacating. Previous landlord specifies that they would not re-rent to you.

Please Initial: _____ Date: _____