

Benefits:

- ◇ A stable, more satisfied resident base.
- ◇ Increased demand for rental units with a reputation for active management.
- ◇ Lower maintenance and repair costs.
- ◇ Increased property values.
- ◇ Improved personal safety for residents, landlords and managers.
- ◇ Peace of mind that comes from spending more time on routine management less time on crisis control.



This publication was designed by
the
Joplin Police Department's
Crime Free Business Team

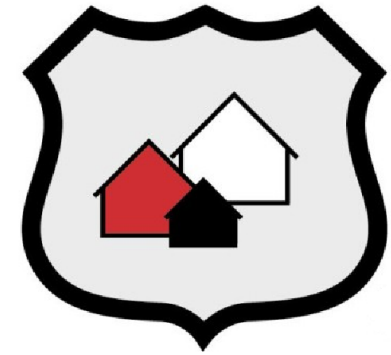
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Joplin Police Department



Crime Free Multi- Housing Program

*“Keeping illegal activity
out of rental property.”*

Points to consider

Costs of Drug Activity In Rental Property

When drug criminals and other destructive residents operate out of rental property, neighborhoods suffer and landlords pay a high price.

That price may include:

- ! Decline in property values -- particularly when the activity begins affecting the reputation of the neighborhood.
- ! Property damage arising from abuse, retaliation, neglect and police raids.
- ! Fire resulting from manufacturing or growing operations.
- ! Civil penalties, including temporary closure of the property -- or even property seizure.
- ! Loss of rent during the eviction and repair periods.
- ! Fear and frustration when dealing with dangerous and threatening residents.
- ! Increased resentment and anger between neighbors and property managers.
- ! The loss of other valued residents.

THE CRIME FREE MULTI- HOUSING PROGRAM WILL TEACH YOU...

I. Prevention and Applicant Screening

- ! How code compliance (preparing the property) can protect your rights as a landlord.
- ! Benefits of applicant screening.
- ! Tips to strengthen rental agreements.
- ! How to become a proactive property manager.
- ! Maintaining a fire safe environment.
- ! Developing life & safety awareness.

II. Drug Nuisance Abatement

- ! Warning signs of drug activity.
- ! Actions you must take if you discover your resident or resident's guests are conducting illegal activities at your property.
- ! Role of the Police.
- ! Crisis resolution and the eviction process.

III. Resource Materials

- ! 150-page workbook with additional community resources for residents, landlords, and property managers.
- ! A manual addressing fire and life safety awareness for residents, landlords, and property managers.
- ! Many other free materials will be available at class time.

**AND BEST OF ALL...
THE TRAINING IS FREE!!!**

The **JOPLIN POLICE DEPARTMENT CRIME FREE MULTI-HOUSING PROGRAM** was designed to help residents, owners, and the managers of rental property keep drugs and other illegal activity off their property.

This program is honest and direct. It is solution oriented. It is designed to be easy, yet very effective in reducing the incident of crime in rental property.

The program utilizes a unique three-part approach which ensures the crime prevention goal, while maintaining an approach which is very resident-friendly.

Phase One involves an eight-hour seminar presented by the police and fire departments. **Phase Two** will certify that the rental property has met the security requirements for the residents' safety. In **Phase Three**, a resident crime prevention meeting will be conducted for full certification, and the managers will be granted the use of large metal signs for display on the property. The management will also be granted the use of the program logo in all advertisements.

Call for a complete listing of training dates and locations.