

WHAT ARE THE BENEFITS?

- A stable, **more satisfied** tenant base
- **Increased demand** for rental units with a reputation for active management
- **Lower** maintenance and repair **costs**
- **Increased** property **values**
- **Improved personal safety** for tenants, landlords, and managers
- **Reduced** exposure to **civil liability**

WHAT DOES THIS MEAN FOR ME?

LANDLORDS/PROPERTY MANAGERS

- Obtain a rental license from Schiller Park for all rental properties owned
- Attend an 8 hour seminar provided by Schiller Park
 - To ensure rental property owners and managers fully understand the program, participation in the training seminar is required.
- Adopt a Crime Free Rental Housing Lease Addendum
- Become familiar with and abide by Crime Free Rental Housing Ordinance
- Yearly rental property inspections
- Pay annual license fee

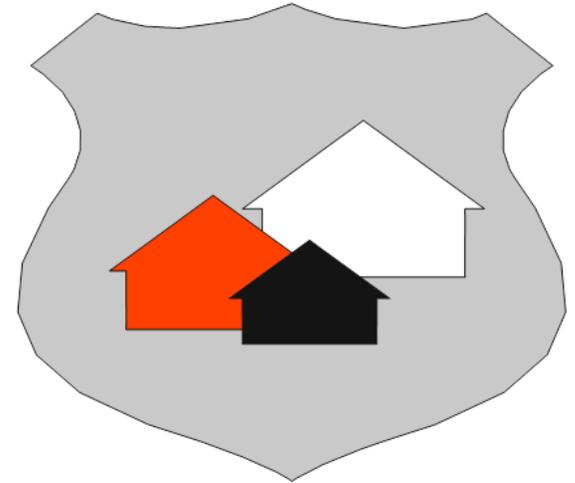
WHAT IS IT?

The Crime Free Rental Housing Program is a state-of-the-art, crime prevention program designed to reduce crime, drugs, and gangs on rental properties. This program was successfully developed at the Mesa Arizona Police Department in 1992. The International Crime Free Rental Housing Program has spread to approximately 2,000 cities in 48 U.S. States.

HOW IT WORKS

The Crime Free Rental Housing Program is a unique, three phase certification program for rental properties of all sizes, including single family rental homes. The first phase is the completion of a seminar taught by police personnel. The second phase is an inspection of the property. Upon successful completion of the inspection, the third phase is a police social with the tenants and management. This police-sponsored program is designed to be easily implemented, and extremely effective at reducing criminal activity in rental properties.

SCHILLER PARK CRIME FREE RENTAL HOUSING PROGRAM



Keeping Illegal Activity OFF Rental Property

Schiller Park Police Department
9526 Irving Park Road
Schiller Park, IL 60176
Officer Sam Anderson
Crime Free Housing Coordinator
847-671-8567

WHAT DOES THIS MEAN FOR ME?

RENTERS/RESIDENTS AT RENTAL PROPERTIES

- Required to have any resident over 18 sign Crime Free Rental Housing Lease Addendum
- Abide by Crime Free Rental Housing Ordinances
- Breach of Crime Free Rental Housing Ordinance/Lease Addendum by any resident will be considered a breach of lease and can be grounds for eviction.

WHAT ARE THE SEMINAR TOPICS?

- The Application Process
- Community Rules/Leases
- C.P.T.E.D. Concepts (Crime Prevention Through Environmental Design)
- Active Property Management
- Understanding Crime Prevention
- Combating Crime Problems
- Police: To Serve and Protect?
- Dealing with Non-Compliance



BASICS OF CRIME FREE RENTAL HOUSING ORDINANCE

- Crime Free Rental Housing Lease Addendum is required to obtain a rental license for a property
- Crime Free Rental Housing Lease Addendum will be used with any rental lease and must be signed by any resident over 18 years of age
- Residents or their visitors who violate the Crime Free Rental Housing Ordinance by committing any of the crimes listed in the ordinance risk eviction from their property. Furthermore creating a nuisance, as defined by the ordinance, can also result in eviction.
- The village may revoke a rental license for a property if a resident is in violation of the ordinance and the property manager/owner does not initiate an eviction process within a reasonable amount of time

WHAT IS THE PROCESS TO CERTIFY PROPERTY?

Phase One of the program is the completion of an eight-hour class taught by the police with the goal of teaching rental property owners and managers ways to establish a stable, more satisfied tenant base, increase demand for rental units with a reputation for active management, lower maintenance and repair costs, and improve safety for tenants and property managers. Frequently, guest speakers will also attend to address specific topics relating to rental properties.

Phase Two will certify that the rental property has met the security requirements for the residents' safety. An officer will check for the following safety issues:

- Locks on windows and doors
- Strike plate with 2-3/4-inch to 3-inch screws
- Peepholes
- Landscaping
- Lighting

In *Phase Three*, a resident crime prevention meeting will be conducted for full certification, and rental property owners and managers will be granted the use of the Crime Free Rental Housing sign for the property. They will also be granted use of the program logo in all advertisement.

