

## Testimonials

"This appears to be the only program I know that will work successfully in rental properties."

...

"It will give me more self-confidence in dealing with residents, and enhance my belief that we can have a choice in trying to live crime and drug free."

...

"I am not a landlord by trade. The program has really helped me screen my tenants properly. Now everyone gets a credit & background check."

...

"Great information on the application & screening process. It has helped me understand that I need to be an active property manager."

The **Crime Free Multi-Housing Program** was successfully developed in the Mesa, Arizona Police Department in 1992, and has since spread throughout the United States, Canada, and several countries internationally.



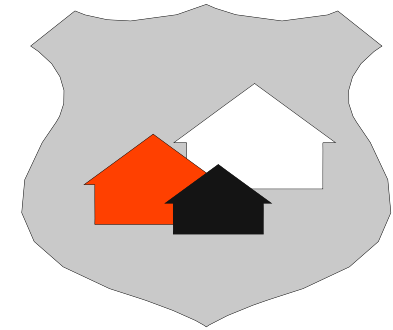
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**For more information and training dates please contact Naperville Police Crime Free Housing Program Coordinator Julie Smith at 630-305-5450 [smithju@naperville.il.us](mailto:smithju@naperville.il.us)**

## Naperville Police Department

### Crime Free Multi-Housing Program



**Keeping Illegal Activities Out of Rental Properties**



**Naperville**





*The Naperville Crime Free Housing Program was designed to help residents, owners, and the managers of rental properties keep drugs and other illegal activity off their property. This honest, direct, solution-oriented program is an effective way to reduce crime in residential rental properties.*

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

### **Phase One**

This involves a two hour seminar presented to landlords and property managers by the Naperville Police Department.

### **Phase Two**

This *optional* phase certifies that the rental property has met security requirements for residents' safety. This is called Crime Prevention through Environmental Design (CPTED).

### **Phase Three**

An *optional* resident crime prevention meeting will be conducted for full certification. Managers will be granted the use of large metal signs for display on the property and allowed to use the program logo in all property advertisements.



### **Property Management Benefits**

Certified members of the Naperville Crime Free Multi-Housing Program experience many benefits.

- A more stable and satisfied resident base;
- Lower maintenance and repair cost;
- Improve safety for residents, managers, and visitors;
- Use of the Crime Free logo in advertising and marketing materials;
- Monthly update of police calls for service that occur at the property;
- A direct link to the Police Department through the Crime Free Multi-Housing Unit for assistance and support;
- Management Training & Applicant Screening Tips;
- Proven decline in criminal related police incidents;
- Tips to strengthen rental agreements.

### **Remember that...**

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 and neglect;
- Civil penalties, including temporary closure of the property or even property seizure;
- Loss of rent during 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.

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