

What Others have said about the Program...

"This is the most terrific thing I've seen government do for landlords. This program will benefit the entire City in the long run."

— **Darryl K. Nevers,**
Asst. District Attorney

"I believe the program is excellent and will help everyone involved with rental activities. Thanks!"

"Karin presented material very well. Enjoyed taking the course. Glad to see the City working with landlords, not against them."

"Thank you – it opened my eyes".

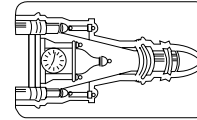
"I've paid \$125 for a five-hour class that was far less interesting and pertinent than this free program."

"This program teaches you what you CAN do not like the others that beat you with what you CAN'T do."

— **Attendee's Comments**

"This is an extremely valuable training program which will enable landlords to effectively protect their rental properties and their neighborhoods by screening tenants, while complying fully with all applicable laws. We hardily recommend this training program to every property owner."

— **Marilyn Johannsen &
Marsha Benning
Wis. Dept. of Ag.,
Consumer Protection Div.**



Landlord Training Program
Department of Neighborhood Services
841 N. Broadway
Milwaukee, WI 53202

DNS-200 V1.6 TNW 7/25/01



Landlord Training Program

***"Keep illegal destructive
activity out of rental property"***

***Learn to use a process
that is legal, simple, and
fair.***

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.
- Peace of mind that comes from spending more time on routine management and less on crisis control.
- More appreciative neighbors.

Points to Consider

Costs of Drug Activity In Rental Property

When drug criminals and other destructive tenants 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 or neglect; property damage from police raids.
- Fire resulting from manufacturing or grow 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 tenants.
- Increased resentment and anger between neighbors and property managers.
- The loss of other valued tenants.

What You Can Learn in the FREE Landlord Training Program

I. Prevention and Applicant Screening

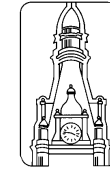
- How code compliance (preparing the property) can protect your rights as a landlord.
- Benefits of applicant screening
- Tips to strengthen rental agreements.
- How to become a proactive property manager.

II. Drug Nuisance Abatement

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

III. FREE Resource Materials

- 100 page manual with additional community resources for landlords and property managers.



A joint effort between;
**City of Milwaukee
Dept. of Neighborhood
Services and the
Milwaukee Police
Department**

Paid for by grant funds from the Community Development Block Grant Administration.

A key is active management of your property. Demonstrating your commitment by having rental agreements that meet your responsibilities and hold your tenants accountable for meeting theirs.

All classes are available on weekdays, weekends and evenings.

Other options are available. To arrange a training session in your neighborhood call the number below.

***FOR A COMPLETE LISTING OF
FUTURE TRAINING DATES, TIMES
AND LOCATIONS CALL.***

***Karin A. Long
Program Coordinator***

***(414) 286-2954
(Voice Mail available 24 hours)***