

LANDLORD TRAINING PROGRAM KEEPING ILLEGAL ACTIVITY OUT OF RENTAL PROPERTY

**A PRACTICAL GUIDE FOR
LANDLORDS AND PROPERTY
MANAGERS 4th National Edition**

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DeLong Resources, Inc.**

Program Background

- Originally developed by Campbell DeLong Resources, Inc. for the Portland Police Bureau.
- Development of local and national programs funded through the U.S. Department of Justice.
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INFORMATIONAL PROGRAM

- A practical guide for landlords and property managers.
- The guide is not a 'magical solution' but provides useful information about effective pre-screening & screening of rental applicants in an effort to keep illegal activity out of rental property.
- Presented as a win-win situation for landlords & tenants.

**NO PORTIONS OF THE
PROGRAM ARE TO BE
USED OR ASSUMED
AS LEGAL ADVICE**

For specific legal advice see an
attorney!!

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O.C.G.A. Title 44 Chapter 7

- Copy of current Georgia law governing Landlord & Tenant relations (always have reviewed by an attorney first).
- 99 pages of Questions Frequently Asked by Landlords and Tenants. Available for download on DCA website.
- www.dca.state.ga.us Under Publications: *Landlord Tenant Handbook*

Preparing the Property Prior to Rental

- CPTED-Crime loves a place to hide
- Keeping the property up to habitability standards- City ordinances and Property Maintenance Codes

Applicant Screening & Application Interviews

- Written criteria with the application encourages self screening.
- Protected Classes: Federal Fair Housing
Race, Color, Religion, Sex, Disability,
National Origin, Familial Status
- Make sure the process is fair and apply it equally.

Encourage Thorough Background Checks

Uncover past behavior through background checks such as:

1. Credit habits
2. Rental history
3. Criminal history

Rental Agreements (Leases)

Extremely important legal document (contract) between the landlord and tenant.

- States expectations of behavior by both parties.
- Encourage landlords to add language to address: Subleasing, basic housekeeping, guests and their behavior, inspections, illegal activity.
- Crime free lease addendum

Warning Signs of Drug Activity*

- Suspicious activity-smells, blackened windows, electrical alterations, etc...
- What to do if you suspect drug activity.
- What to do if you discover drug activity.
- The role of law enforcement:
Civil vs. Criminal

Crisis Resolution*

- Know the correct procedures for dispossessory affidavits and evictions in your jurisdiction.

Section 8 Rental Assistance Program*

- Authority varies by jurisdiction. PHA or DCA
- Benefits include reliable and 'fair market' rent.
- Clear up misconceptions about the program: Screening, leases, evictions and illegal activities.