

The South King County Regional Landlord Training program is a multi-family housing crime reduction program sponsored in partnership with Burien, Des Moines, Kent, King County, Renton, SeaTac and Tukwila. Brochure produced by the City of Kent.



Regional Landlord Training

Wednesday, May 12, 2010

Who Should Attend?

- Apartment managers
- Leasing agents
- Maintenance
- Management company personnel
- Owners of rental units
- Real estate agents working with rentals
- Real estate brokers working with rentals
- Anyone interested in managing or owning rental units



What will this training do for me?

- **Better** return for each dollar spent
- **Higher** occupancy rate
- **Less** turnover; reliable tenants
- **Less** graffiti and vandalism
- **Rent paid** on a timely basis
- **Better** tenant living conditions
- **Less** crime in your community
- **Partnership** with police in crime prevention

What do I need to bring with me?

- **Interest** in making your rentals more productive, economical and safe
- **Willingness** to learn

Costs of Criminal Activity at Your Rental Property

When 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 affects the neighborhood reputation
- Property damage arising from abuse, retaliation and neglect
- Civil penalties, including temporary closure or property seizure
- Loss of rent during eviction and repair periods
- Fear and frustration when dealing with dangerous and threatening tenants
- Increased resentment and anger between neighbors and property managers
- Loss of existing and prospective quality tenants

REGIONAL LANDLORD TRAINING CAN TEACH YOU...

Latest Updates on Laws

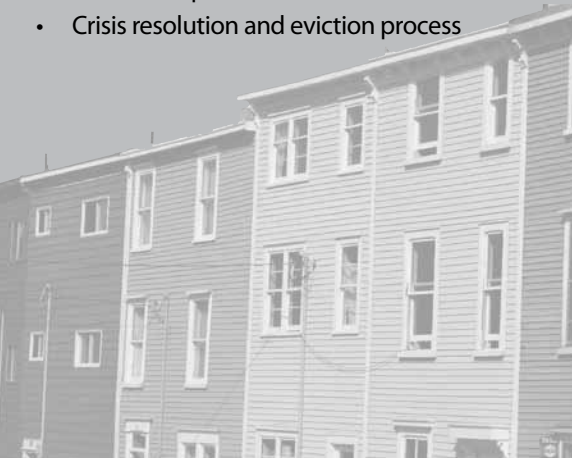
- Legal requirement in lease/rental agreements, lease addendums and legal notices
- Crime Free—Drug Free Addendum
- Fair Housing Laws
- Eviction Laws

Prevention & Applicant Screening

- Code compliance can protect your rights
- Benefits of applicant screening
- Tips to strengthen rental agreements
- Proactive property manager benefits
- A fire-safe environment
- Development of life safety awareness

Drug Nuisance Abatement Procedures

- Warning signs of drug activity
- Actions you should take if you discover your tenant or their guests are conducting illegal activities on your property
- Role of the police
- Crisis resolution and eviction process



SEMINAR INFORMATION

Regional Landlord Training

Wednesday, May 12, 2010

8:00 a.m. – 4:30 p.m.

City of Federal Way Council Chambers
33325 8th Ave. S., Federal Way WA 98003

CITY OF KENT

Program Coordinator:

Sara Wood, Kent Police Department
220 4th Avenue South
Kent, WA 98032

253-856-5851 | swood@ci.kent.wa.us

Cost: \$25 per person

**You may register by phone or in person.
Seating is limited and registration is on
a first come first serve basis.**

Includes:

- Landlord Training Manual
- Useful management information
- Guest speakers who are experts in their field
- Coffee and snacks during breaks
- Lunch
- Local resources



REGIONAL LANDLORD TRAINING REGISTRATION FORM

Attendee:

Last Name: _____ First: _____ MI: _____

Date of Birth: _____ Sex: M F

Home Address: _____

City _____ State: _____ Zip: _____

Home Phone: _____ Email _____

Apartment Complex: _____

Complex Address: _____

City _____ State: _____ Zip: _____

Position: _____

Work Phone: _____ Fax: _____

Manager Name: _____ Phone: _____

Management Company: _____

Address: _____

City _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Registration deadline: 4/30/2010

Lunch Included

Special Food Requirements _____

Cost for the training is \$25 per person, which includes class manual, refreshments, and lunch.

Please send this completed form and check (made out to City of Kent) to:

**Registration Contact
Kent Police Department
Attn: Sara Wood
220 4th Avenue South
Kent, WA 98032**