

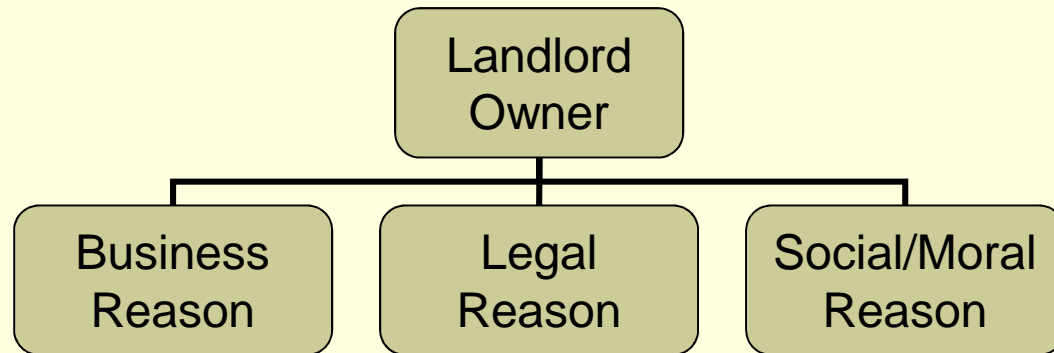
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# **Phillips Community Rental Property Owners Workshop (RPOW)**

**Good Property Management &  
Cooperation will Improve our Community**

# 3 Reasons to get involved?

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These 3 reasons require your participation to get involved as a Landlord.

All 3 reasons will assure your success to improve the quality of your tenants and improve property values.

**This creates a “WIN-WIN” situation for everyone.**

# Your Investment is greater than just the physical tangible property

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- Tenants expect the “Quiet Enjoyment” of the premises.
- Tenants desire to live in a safe and friendly environment, free of crime and violence.
- Good Tenants desire to take pride in their home and their neighborhood.

# Help us “Raise the Bar”

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- Improve the Quality of the Tenants.
- Improve the Quality of the Appearance.
- Take Action when needed.
- Work together by networking and sharing information.
- Improve the Quality of the Neighborhood

# Improve the Quality of Tenants

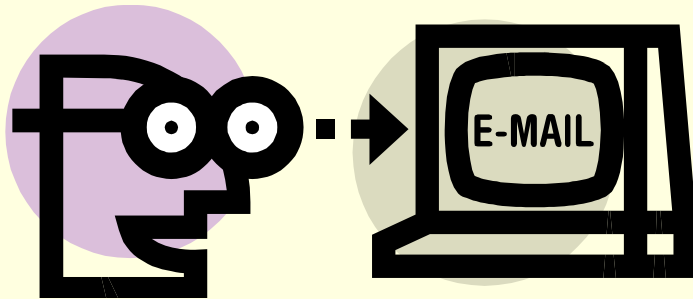
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- Screen Tenants by using a Tenant Placement Service.
- Or take Rental Applications and conduct a thorough background, criminal and credit check.
- Be sure to check out work references.
- Call the current Landlord and the prior Landlord for rental history.
- Find good tenants thru networking, Schools, Churches & Organizations.

# Other Resources for Good Prospects

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- Post an advertisement on Craig's List
- Post a listing on Housing Link/ Schools
- Post on your place of work and/or bulletin boards of large employers in the area
- Must still screen all applicants and enforce a strong lease

# Do Not Recycle Problem People

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- Check the address of the Rental Applicant.
- Do they have a history of problems at properties in the neighborhood – if so DON'T rent to them.
- Consider the cost of evicting and removing a problem tenant.
- Get them out of the Neighborhood.

# Enforce a Strong Lease

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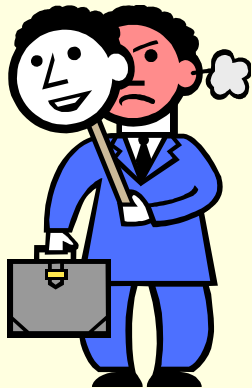


- Once you have selected a tenant, be sure to use a strong Lease Agreement.
- Consider a Month to Month arrangement, or at least a probationary period.
- Include a Code of Conduct and other provisions.



# BE ON THE LOOK OUT

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- **Bait & Switch**

The Tenant that passed the screening and signed the lease does not show up. Instead, someone else lives on the premises.



- **Back Door Tenants**

You notice that there are more people living on the premises - that were never screened or signed the Lease Agreement.

# You Must Take Action

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- Notify the people that don't belong on the premises that they are trespassing and must leave immediately.
- Insist upon screening of additional occupants, they must also sign the lease or leave.
- Enforce Lease Provisions for Additional Occupants or Extended Stay Rent.

# Comply with Nuisance Laws

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- Be respectful of other tenants & neighbors
- Often times the “guests” of your tenants are the real problem
- Give warnings and insist that people must behave or they are in violation of the lease
- Give notice & do not renew if out of control

# Post No Trespassing Signs



PWNO

# Post Curfew Laws

## **IT'S THE LAW!** **Minneapolis Curfew for Juveniles**

| AGE      |   | WEEKDAYS           | FRIDAY & SATURDAY  |
|----------|---|--------------------|--------------------|
| Under 12 | ➡ | Home by 9:00 p.m.  | Home by 10:00 p.m. |
| 12 to 14 | ➡ | Home by 10:00 p.m. | Home by 11:00 p.m. |
| 15 to 17 | ➡ | Home by 11:00 p.m. | Home by Midnight   |

**Minneapolis Police Department - Juvenile Division**

MP-4401 Rev. 8/95

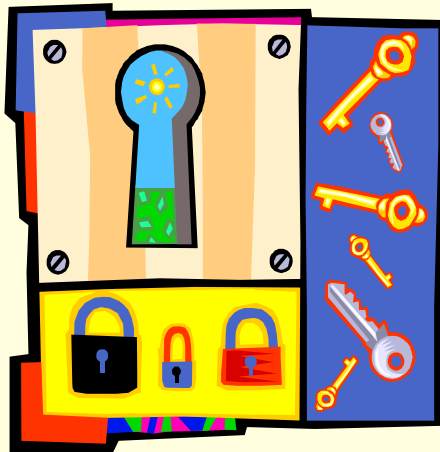


# Report Graffiti



- Call 311 to file a report
- Or go on the City Web Site and report Graffiti
- Take Pictures before you decide to paint over the graffiti
- Follow up your report with photos and the Case Reference Number.
- Reduce Gang activity

# Install a Good Security System



- Consider a Alarm System for the property
- Include Motion Detection lights for the entrance, alley parking side and garage
- Change locks as often as needed
- Consider “Do Not Copy” keys for the main entrance doors
- Fence in the yard – avoid “pass thru” traffic.

# Improve the Property Appearance

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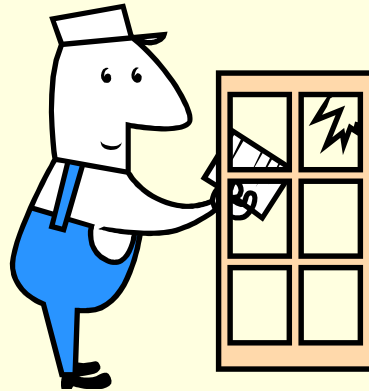


- Attractive properties attract better quality tenants that will continue to take pride and care of their apartment and yard. They will also be respectful to other people and property in the neighborhood.
- Poor appearance or “beat-up” properties sends a message of carelessness and disrespect.



# Take Action to Improve & Repair

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- The appearance of the property reflects the attitude of the owner.
- Clean and attractive properties command respect from the tenants and neighbors.
- Make sure that everything is in good working order so that tenants can enjoy the premises.
- Preserve your investment and improve the overall quality of the neighborhood.

# Find Good Contractors

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- Obtain referrals thru other owners
- Call the Better Business Bureau
- Look thru the Internet and Trade Magazines
- Consider Public resources such as the South Minneapolis Housing Resource Center at 612-722-7141

# Be Creative – Design “Curb Appeal”



- Look for ways to improve the appearance
- Make changes that are attractive & functional
- Does the property look inviting and safe
- A little bit of paint, landscaping, flowers, plants, fence, walls, patio, decking or other features can help a lot

# Research Programs, Grants & Loans

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- Research Programs, such as the Lead Abatement Program (windows), or Weatherization program (insulation)
- Look for Grants, Loans and other assistance to make improvements.
- Seek good financing for capital improvements.

# Work Together to Improve the Neighborhood

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- Work with the Neighbors, Block Clubs, Community Organizations & Local Businesses.
- Work with the Police, City Inspections and City Regulations.
- Work with other Landlords to network and share information that can help you as a property owner.

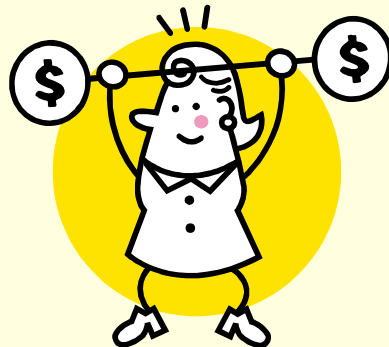
# Get Involved – Make a Difference



- Utilize the benefits of civic & volunteer organizations such as MAD DADS
- Boys & Girls Club
- Waite House
- New Hope Center
- Other special Youth Programs – keep them busy and out of trouble

# Create a Win-Win Situation

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- We can all cross the finish line together, if we work together toward a common goal.
- You will secure your investment and watch it grow in value.
- We can “Raise the Bar” so that everyone wins.
- Your Success is our Success.



# Thank You

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Please register your e-mail address for our Mailing List.

**For More Information Contact**

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