

ROUND LAKE BEACH POLICE DEPARTMENT

Crime Free Multi-Housing

Program Seminar

March 2016

Presented By:

Ofc. Patrick Murray
Crime Prevention Officer
Program Coordinator



Welcome!

- ❖ Please select a seat where documents have been prepared.
- ❖ Please wait for instructions to fill out your registration form.
- ❖ Please be sure to turn your cell phones on vibrate, and feel free to exit the back door to answer any important phone calls.
- ❖ Please ask if there is anything the Round Lake Beach Police Department can do to assist you.
- ❖ Enjoy the coffee and other refreshments and make yourself comfortable. We are very pleased to have you with us today.
- ❖ Bathrooms are in the hallway just outside this room.

Disclaimer:

While we will address legal information in general, the Law deals with “specific facts” presented in each situation. The information presented here should not be relied upon as a substitute for legal advice. Always consult with an attorney.

What is Crime Free Housing

- Crime Free Housing is a Landlord education program not an eviction program.
- We want to empower you to help us combat crime in the community while keeping property values up and your investment safe.

What is the law?

- Chronic Nuisance Property Abatement
- Round Lake Beach Village Ordinance Title 6 Chapter 1 Section 6-1-3
- Updated thru Ordinance 15-10-01

Program Requirements

- **Attend and Complete the Seminar**
 - **Turn in Signed Registration Form**
 - **Use the Crime Free Lease Addendum**
 - **Addendums are available during the seminar and online at www.villageofroundlakebeach.com**
 - **Addendums must be utilized with all future leases.**
 - **Attend re-certification class once every three years.**

Penalties and Remedies

- Red tag – Not approved for occupancy 30-180 days
- Fines - \$500 per day that the property is in violation

120 Illinois Municipalities and Growing

- **Schaumburg**
- **Mount Prospect**
- **Wheeling**
- **DesPlaines**
- **Rosemont**
- **Oak Forest**
- **Alsip**
- **Hazelcrest**
- **Glendale Heights**
- **Tinley Park**
- **Park Forest**
- **Westmont**
- **South Chicago Heights**
- **Hanover Park**
- **Carpentersville**
- **Palatine**
- **Riverdale**
- **Elgin**
- **Naperville**
- **Chicago Heights**
- **Forest Park**
- **Rockford**
- **Round Lake Heights**
- **Homewood**
- **South Elgin**
- **Aurora**
- **Addison**
- **Midlothian**

So What Can I Expect and What Is In It For Me?

- ❖ RLB Contact Checks for Tenants
- ❖ Notice of contact/arrests
- ❖ Violations in need of remedy

What if my Renter is a Victim of a Crime?

At no time will a victim of any crime be subject to any penalties or remedies of the Crime Free Housing Program.

Landlord/Property owners will not be notified of any incidents in which the tenant is a victim of a crime.

ILCS Chapter 725 Act 120

The Ultimate Tool

The Crime Free Lease Addendum

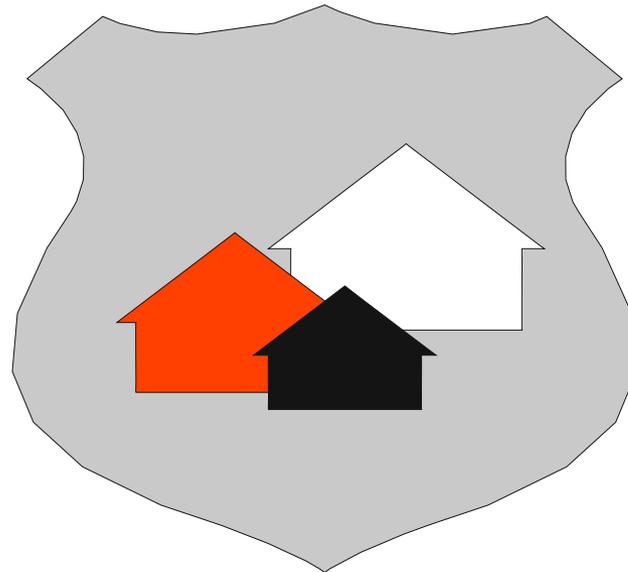
How Can You *Predict* Who Will Be A Criminal?

- Best way to predict
‘FUTURE’ desire to
do criminal activity?
- Look into their PAST
- Thorough Screening
- Proper Orientation to
the Crime Free
Program



ROUND LAKE BEACH POLICE DEPARTMENT

CRIME FREE MULTI-HOUSING PROGRAM



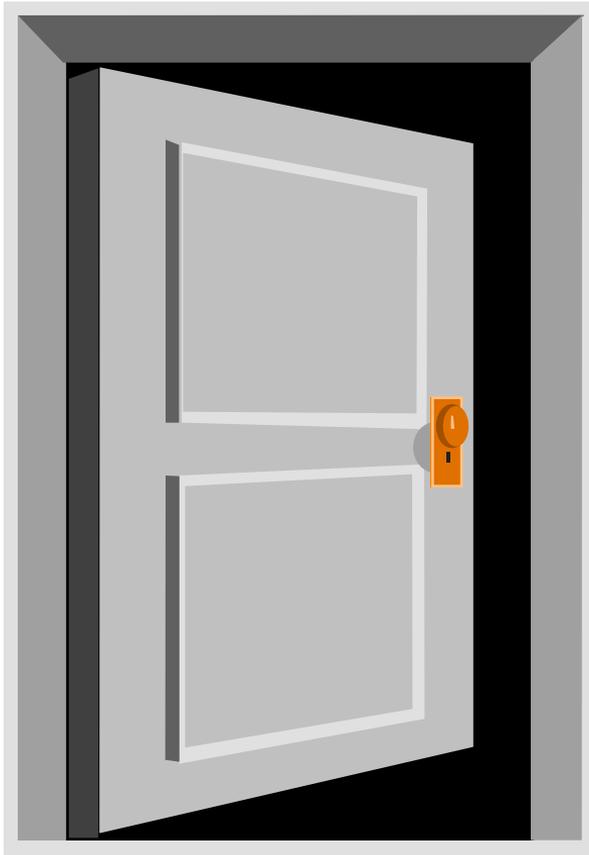
The Application Process

Criminals Prefer Rentals

- They are often very transitory in nature.
- They want to BLEND into a larger crowd.
- If necessary, they can move away quickly.
- Asset-Forfeiture Laws do not generally apply



The *BEST* Way to Prevent Crime?



- Stop it at the Front Door!

If we don't RENT to criminals:

- We keep them out of our communities.
- We cut crime in rental property.
- We cut crime, city-wide overall!



APPLICANT SCREENING

You Should Use The Most
Thorough Process Possible
To Screen Prospective
Residents.

Screening Services

Tenant Verification 877-974-9328

www.tenantverification.com

E-Renter 877-332-0078

www.e-renter.com

Acranet CISI 815-215-1030

www.creditinformationservice.com

Choice DATA 888-758-6346

www.choicedata.com

First American Registry 800-999-0350

www.residentscreening.com

Resident Data, LLC 800-487-3246

www.residentdata.com

Aurico Reports 847-255-1852

www.aurico.com

Screening Services Continued

Smart Move

www.mysmartmove.com

Lake County Circuit Clerk Public Access

<https://circuitclerk.lakecountyiil.gov/publicAccess/html/common/index.xhtml>

Tenant credit checks for landlords

Need a quick, reliable and secure way to run a tenant credit check online?

SmartMove tenant verification service provides you with exactly what you need to make an *educated* leasing decision right now:

	Quick Check Tenant Screening	Quick Check Plus Tenant Screening
All online	✓	✓
Results in minutes	✓	✓
No lengthy signup process—start screening today	✓	✓
Credit screening certified by TransUnion	✓	✓
Customized leasing and deposit recommendation	✓	✓
National criminal background report	✓	✓
Tenant Risk Score	✓	✓
Full Credit Report		✓
National Eviction Search		✓
All for only	\$25	+\$10

Getting started on a tenant credit check is quick and easy:

- Create an account.
- Send your rental applicant an online request for a screening through SmartMove. (Requires applicant's email address.)
- The applicant goes online and provides the authorization to be screened.



Watch how SmartMove helps landlords make smarter leasing decisions.

CREATE AN ACCOUNT

SmartMove gives you more than just peace of mind:

- You walk only as far as your computer to run a full screening
- You know if applicants are right for you within minutes
- You pay as you go – and don't have to deal with hidden fees

Sample screenshot of Screening Service

FEDERAL FAIR HOUSING LAWS PROTECT

- Race
- Color
- Gender
- Religion
- National Origin
- Familial Status
- Physical Handicap (ADA)
- And more..

BEHAVIOR is not a
protected class.

Criminals are NOT a
protected class.

The Rental Application:

- Should Ask About Criminal History
- Felonies AND also Misdemeanors!
- *Plea Bargains*
- Probation/Parole
- About Current Criminal Activity
- Illegal Drug Use

How To Verify Information:

Don't Take Shortcuts

Compare ID to Information Given

Identify PREVIOUS Landlords

Have a STANDARD List of Questions

Have a Statement of Rental Policy.

Have **WRITTEN** and clearly
POSTED policies.

Apply them **EQUALLY** to All
Prospective Residents.

Rules and Expectations

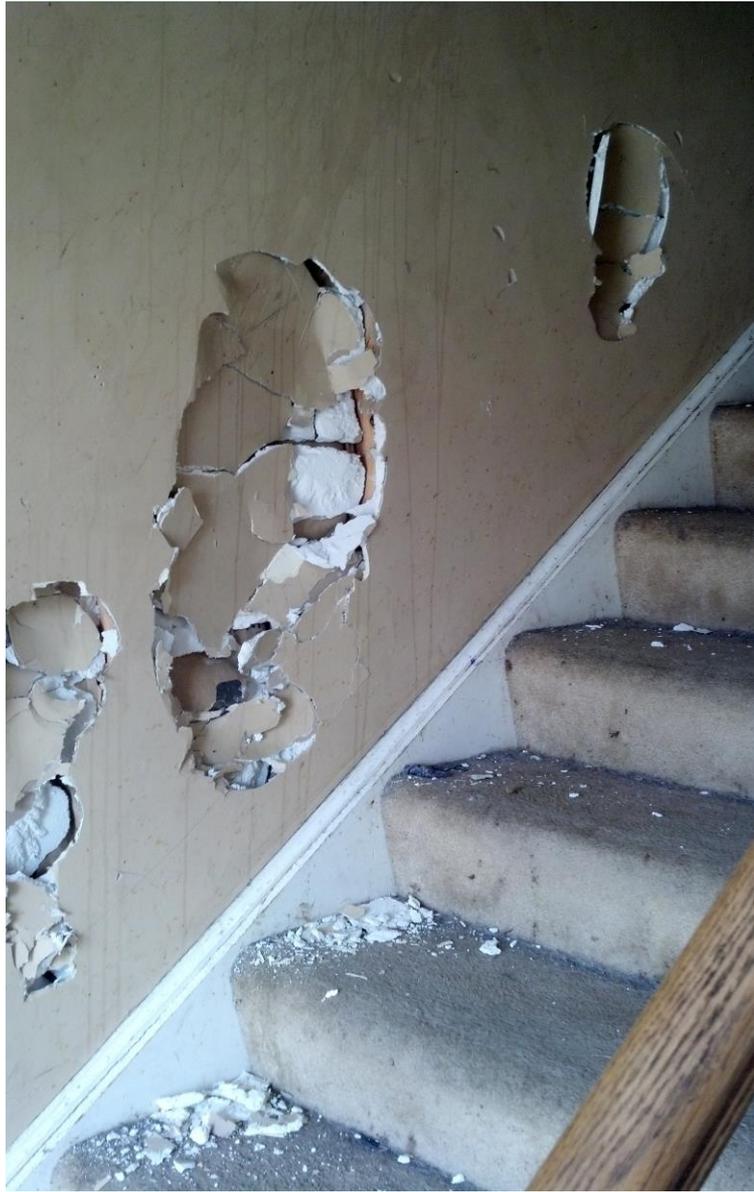
- ✓ Prior arrests?
- ✓ Explain background check procedure.
- ✓ Monthly/quarterly inspections of property.
- ✓ Discuss expectations for crime/nuisance free tenants.

**SOUND GREAT BUT
DOES IT WORK?**

Yes! But only if you use what
you have learned!







QUESTIONS?

ROUND LAKE BEACH POLICE DEPARTMENT

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