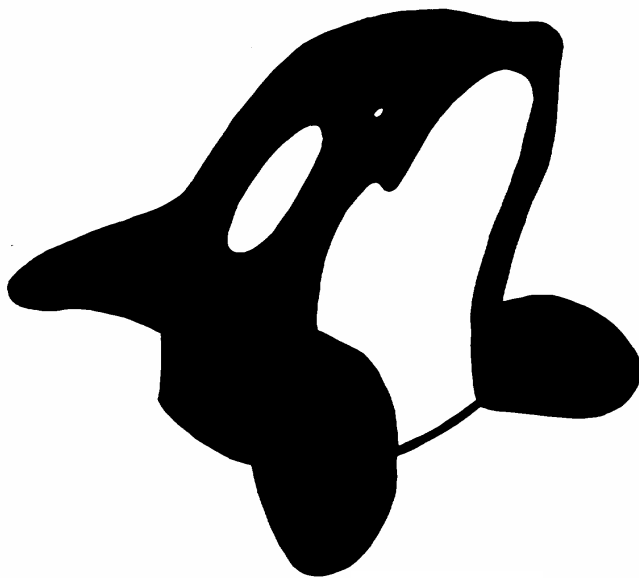


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What People Are Saying About ORCA



✧ In Regards to the NARPM Brainstorming class. I want to thank you very much for the time you gave our organization, NARPM. Your talk on Credit Reporting was very valuable to all the 40 plus attendees. Your expertise on Credit Reporting, will make our jobs much easier. It is our community of NARPM that shines when you appear on our behalf, and once again, from all of us and particularly myself a BIG THANK YOU for what you gave us. We wish you well in all your endeavors.

Thomas Guyer ~ Broker/Manager of T.J. Guyer, INC.

Premises Liability for Violent Crimes

It's no secret that multifamily housing residents in the United States can sue a landlord or property manager for injuries received during a violent criminal assault on an apartment premises. The demand for money damages can go into the millions for alleged physical and psychological injuries.

The Litigation Nightmare During a lawsuit, an apartment property is viewed under a judicial microscope. Your most confidential business records must be produced, if so ordered by the court.

Defective Conditions The largest jury awards usually involve stranger-to-stranger sexual assaults that occur *inside* of an apartment unit. The question of access into the unit is always the focal point at issue. Victim studies tell us that most rapists gain access through unlocked doors and windows. When a lawsuit is filed, however, the allegation often is that the door or window locking hardware was defective and allowed the rapist access. As you can imagine, it would be difficult to defend against such a claim without having solid documentation of the actual condition of the door and door locks prior to the incident.

Positive Documentation The best time to test and document the condition of door and window locks and latches is during the unit walk-through with the incoming and outgoing residents. The leasing consultant and the new resident should test each lock and latch and document that the devices work properly and are in good condition. By modifying your existing walk-through form, you can easily document the incoming and outgoing condition of the hardware with each resident. The form should have a resident statement certifying that they have examined and tested each device and found them in good working order. You should also add a line where the resident agrees to use the locking devices at all times and will report any defects immediately.

Information obtained from www.CrimeDoctor.com



Check us out on the web at www.everettpolice.org

Click on the "Prevention" link on the left side of the screen, then "Landlord-Tenant Resources"

Costs of Criminal Activity to Your Rental Property

When criminals and other destructive tenants operate out of rental property, neighborhoods suffer and landlords pay a high price.

That price can include:

- Decline in property values, particularly when the activity affects the neighborhood's reputation.
- Property damage arising from abuse, retaliation and neglect.
- Civil penalties, including temporary closure of 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 residents.

Information obtained from **Everett Crime Free Rental Housing Website**



ORCA WISDOM

Avoiding danger is no safer in the long run than outright exposure. Life is either a daring adventure, or nothing.

Helen Keller