



# ORCA TALES

## APARTMENT SECURITY

### *Through Criminal Eyes*

For the property thief, the decision to commit a crime on an apartment property is a risk versus reward exercise. The risk of committing this crime is the chance of getting caught, losing the property, and possibly their freedom. The reward is the perceived benefit obtained upon successful completion of the crime. A good apartment security plan will address this concept by using crime prevention measures that will increase the perpetrator's perception of being caught (risk), while diminishing their perceived value of their target (reward).

Those arrested for property crimes are usually male and between 18-21 years old. The studies show that most property criminals live nearby their target areas and are familiar with the neighborhood. It is an important comfort factor for them to know the terrain and all the potential escape routes. They will usually work the property on foot, unless they need a vehicle to transport the stolen merchandise. Sometimes the property criminal will have lived in the target apartment community or have a friend who is a current resident.

For apartment communities, recognizing and addressing the lower levels of criminal motivation is the first key to successful deterrence. A good crime prevention program works best on moderately and poorly motivated criminals. There are four key points to remember: (1) A criminal's motivation to commit a theft is at its lowest level during the first visit to the property; (2) Criminal motivation increases with familiarity of the property; (3) Success, in committing crimes on a property, will increase the level of motivation to continue to commit more crimes; (4) It is three times more difficult to deter a criminal who has been successfully committing crimes on your property.

The best places to address lower levels of criminal motivation is at the entrances to the property, the perimeter of the buildings, and most importantly, in the leasing office. The property thief will view the lack of suitable escape routes as a trap and will simply choose another property to victimize. Good perimeter fencing and a reduced number of entrances after hours will often create that perception. Believe it or not, thieves read the signs that say, "Security Patrol" or "Neighborhood Watch" or "Crime Free Multi-Housing Program", even if we don't. Property thieves want to blend into a community, and they get uncomfortable when residents look suspiciously at them.

I urge you to participate in your local Crime Free Multi-Housing Program and make the right impression for keeping crime out of your community.

*\*\*Chris E McGoey, The Crime Doctor*

## ORCA WISDOM



Keep away from people who try to belittle your ambitions. Small people always do that, but the really great make you feel that you, too, can become great.

*\*\*Mark Twain\*\**

**Do you have low-income, affordable apartments FOR RENT in Washington or Oregon State?**

**LIST YOUR PROPERTY NOW WITH**

**[aptfinder.org!](http://aptfinder.org)**

**Simply go to the website [aptfinder.org](http://aptfinder.org) and CLICK on "List a Property".**

Submit your property information using our on-line data collection form right from the website. You will receive a FULL PAGE listing of your property containing contact information for applications, affordable program, eligibility and rent structure, picture and a MAPQUEST link to your property.

### CRIME FREE HOUSING ADDENDUM:

We have a New & Improved Crime Free rental addendum form. We encourage managers and owners of rental property to insert this form in with their rental application packet for prospective tenants to review and sign.

This form works in two ways. First, it sends a very clear message to perspective tenants that crime will not be tolerated in their community. In-and-of-itself, the form acts like a screening tool by sending a clear message that the management is serious about maintaining a safe/crime free environment. Second, the form may be helpful in removing problem tenants. Hopefully, if you are thoroughly screening your tenants, you will not need to use the form during an eviction process.

You will find the form on the back of this newsletter, for more information you may contact Rebekah at ORCA, 1-800-341-0022 ext. #103 and we will be happy to help. Information was brought to us by Officer Steve Paxton with the Everett Police Department.

*\*\*Seek approval from an attorney before changing.*

## **CRIME FREE/DRUG FREE RENTAL ADDENDUM**

### **IT IS THE INTENTION OF THE MANAGEMENT AND OF THE RESIDENT TO HAVE A CRIME-FREE AND DRUG-FREE RESIDENCE. THEREFORE:**

**In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner or Management and Resident agree as follows:**

**Drug-related criminal activity is strictly prohibited. Criminal activity is also prohibited. These activities are prohibited within the dwelling unit, near the dwelling unit, or upon the property controlled by the management, which includes the parking area, ingress and egress areas, and all other common areas. *Drug-related criminal activity or criminal activity is a material breach of the rental agreement and is CAUSE FOR TERMINATION OF THE TENANCY.***

Drug-related criminal activity includes, but is not limited to, any behavior which violates the Uniform Controlled Substance Act of the Revised Code of Washington (RCW 69.41, 69.51, 69.51A, 69.52) or the Federal Controlled Substance Act (21 USC 802).

1. Drug-related criminal activity includes, but is not limited to: the manufacturing, distribution, possession, storage, possession with intent to manufacture, or dispensing of a controlled substance or a counterfeit substance. Drug-related criminal activity may also include the attempt to manufacture, distribute, or possess a controlled substance or counterfeit substance. Drug-related criminal activity may also include the possession or storage of materials known as "precursors," that is, materials used to manufacture or used in the attempt to manufacture controlled substances.

2. Criminal activity includes, but is not limited to the following behavior: prostitution (RCW 9A.88); criminal street gang activity (RCW 9A.84); threatening or intimidating others (RCW 9A.46); assault (RCW 9A.36 and 9A.44) the unlawful use of a firearm or other weapon (RCW 9.41); damage to property (RCW 9A.48); theft of property (RCW 9A.56); burglary or car prowls (9A.40); or any other nuisance-type activities.

3. It shall also be a material breach of the lease agreement if there is behavior that otherwise violates the lease agreement or if there is behavior that jeopardizes the health, safety and welfare of the landlord, his agent or others living or visiting the property.

4. The management and resident agree that the resident is responsible for his or her own behavior, the behavior of any member of the resident's household, or guest or any other person the resident has control over, or should reasonably have control over.

5. It shall be a material violation of the rental agreement if any of these described persons commit a crime, attempt to commit a crime or help others commit a crime either within the residence or upon the property controlled by management, or if the dwelling unit is used by anyone to engage in any prohibited behavior.

6. A single violation of any provisions of this addendum shall be deemed a serious and material violation of the lease agreement and shall cause the immediate termination of the lease. There is no "good cause" requirement in Washington for lease terminations. A criminal conviction is not required as proof of violation. Proof of violation by a preponderance of the evidence is required. The process for termination and or eviction shall be controlled by the Revised Code of the Washington.

7. In case of conflict between the provisions of this addendum and the lease, the provisions of the addendum shall govern.

The ADDENDUM is incorporated into the lease upon execution by the resident and management upon initial leasing of the dwelling unit or upon renewal of the lease.

**Resident's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Resident's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Property Manager's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_