

Tips for Keeping Your Rental Secure While Vacant

Make it Look Occupied!

Utilize timers on all exterior lights—On at Dusk, Off at Dawn.

Put one or more interior lights on timers as well—On at 6:00 p.m., Off at 10:00 p.m. for example.

Make repairs immediately—A broken window says no one will care if other damages are made.

Sign vacant homes up for the Trespass Enforcement Program—To Remove, notify Mesa PD as soon as they are occupied or sold—Expires one year from date of registration.

Request a Free Residential Security Survey by your Crime Prevention Officer.

Ask neighbors to Call Police: (480) 644-2211 or 9-1-1 to report ALL suspicious activity at the home when it is happening.



Timely Tip:

Deal with Landlord/Tenant Issues Immediately...

Don't Let Too Much Time Pass.

Additional Resources

EMERGENCY ~ POLICE & FIRE

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- Mesa Police Non-Emergency ~ (480) 644-2211
- Mesa Fire Non-Emergency ~ (480) 644-2101
- Mesa Police General Info ~ (480) 644-2324
- Crime Prevention Officers ~ (480) 644-2300
- Silent Witness ~ (480) 948-6377
- Gang Hotline ~ (480) 644-4264
- Graffiti Hotline ~ (480) 644-3083
- Narcotics Hotline ~ (480) 644-6272
- Fraud Alert Hotline ~ (480) 644-2345
- Mesa Animal Control ~ (480) 644-2268
- Mesa Parks & Recreation ~ (480) 644-2351
- Mesa Customer Service Utilities ~ (480) 644-2221
- Code Compliance ~ (480) 644-2061
- Electric—APS ~ (602) 371-7171
- Electric—SRP ~ (602) 236-8888
- Electric—City of Mesa ~ (480) 644-2265
- Natural Gas Leaks/Odors ~ (480) 644-4277
- Trash Pickup Service ~ (480) 644-2688
- Landlord/Tenant Information ~ (602) 257-8987
- City Clerk's Office ~ (480) 644-2381
- City Council Office ~ (480) 644-3001
- Mesa City Court ~ (480) 644-2255
- SAFE Senior Program ~ (480) 644-5014

Websites:

- www.iInvestigate.net (Free Background Checks)
- www.mesaaz.gov
- www.mesaaz.gov/police/trespass/default.aspx
- www.mesaaz.gov/police/literature/default.aspx
- www.mesaaz.gov/custserv (For City of Mesa Utilities)
- www.citizenobserver.com/registration.jsp

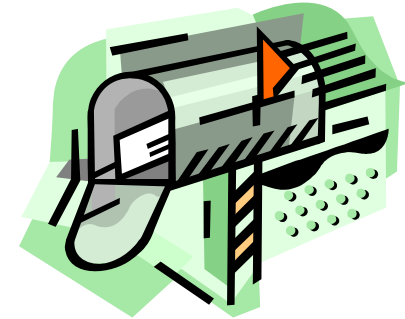
To Text Anonymous Tips to Mesa Police:
Text "MESAPD" and your message to: tip411



Crime Prevention Officers:

- Patty Gallagher, Central (480) 644-2033
- Jerry Quarles, Dobson (480) 644-2539
- Lindy Marino, Red Mountain (480) 644-3921
- Terri Teten, Superstition (480) 644-3692
- Karen Stegenga, Metro (480) 644-5014

Got Rentals?



Landlord Safety & Security For Rental Properties

Protect Your Property & Tenants by Preventing Crime

Vacant Units

Vacant homes can be easy targets for criminal damage and burglary. A few easy Crime Prevention measures can help to assure you that your vacant rental is protected.

- ~ Secure every door and window!
- ~ Put a round dowel in the lower track of all sliding windows and doors.
- ~ Keep the window shades closed.
- ~ Put screws in the upper track of all sliding windows and doors to prevent lifting.
- ~ Put a locking device on the AC unit to prevent Freon and Copper theft.
- ~ Personally check the property as often as possible, even if you just drive by.
- ~ Provide at least two neighbors with your emergency contact information so they can let you know if anything goes wrong.
- ~ Ask neighbors to Call Police if there is any suspicious activity, persons, or vehicles at the rental.
- ~ Sign the vacant home up for the Trespass Enforcement Program.

Occupied Units

Once the home is occupied by renters, it is still important to continue to make sure the property is not being damaged. A few ways that you can protect both the tenants and your property are as follows:

- ~ Have all tenants sign a Crime Free Lease Addendum and do background checks before leasing to them.
- ~ Arrange to pick up the rent at the location. This way you can determine how it is being kept up and how many occupants and pets are there.
- ~ Let the tenant know that you will be doing the lawn maintenance at least once a month. This gives you the opportunity to be sure it is still in good condition.
- ~ Make it part of the lease that they have to notify you for authorization before doing any repairs. Be sure to provide them with your emergency contact information.
- ~ Provide tenants with all phone numbers they may need in an emergency such as 911 for Police and Fire, but also the Non-Emergency numbers.
- ~ Get to know the neighbors. They can often provide you with valuable information to make sure your property is being cared for and not used for illegal purposes.

Landlord Safety

Your safety is of utmost importance when looking for prospective renters and showing the home. Nearly everyone you come in contact with is a stranger. Use the following personal safety tips to protect yourself:

- ~ Always make sure an associate, family member, or friend knows exactly who you are meeting, when and where you are going and returning. Be sure they have your cell phone number, an emergency contact for you and a description of the vehicle you are driving, including the license plate number.
- ~ Trust your instincts! If you feel uncomfortable about showing a property, take someone with you.
- ~ Have a back-up plan! Plan on what you would do if... and think of several scenarios and how you would get yourself out of a bad situation. You can always use the, "Oops! I left something in the car, let me go grab it really quick!" to make your initial exit. Leave the area and call Police if necessary!