Just as the merchant depends on the customer for his livelihood, so does the landlord depend on the resident. This places the resident in a unique and powerful position. By renting from responsible landlords, and by refusing to rent from landlords who neglect their properties and close their eyes to illegal activity, you convey a clear message, i.e., landlords who allow illegal activity on their property will see their occupancy rates decline and their profits dwindle. This pamphlet is intended as a guideline to help you, the resident, identify which landlords and properties are least inviting to the criminal element. By being selective, you are rewarding the crime prevention efforts of good landlords, and you are rewarding yourself with a safe, crime-free, and healthy environment.

How responsible is the landlord?
An irresponsible landlord might say, "The rent is $950 a month, but if you never call, I'll only charge $925." Responsible landlords, conversely, will take the applicant screening process very seriously. Don't be put off by application fees or deposits, and don't be insulted by detailed questions on the application. If the landlord is scrutinizing your application, you will have the peace of mind of knowing that other renters are being screened equally as well, and that the risk of illegal activity occurring in the area is reduced.

Effective landlords are active managers, committed to providing honest residents with good housing and to keeping dishonest residents out. Effective landlords will:
- Thoroughly screen each applicant using credit checks, previous landlords, and other means.
- Apply rental criteria equally to every applicant.
- Insist upon a complete application, filled in on-site or during an application interview.
- Require two pieces of good identification, i.e., driver's license, military ID, etc.
- Document everything in writing.
- Conduct periodic inspections of the property.
- Encourage community gatherings so neighbors can get to know each other.

Effective landlords will have rental agreement provisions like the following:
- No subleasing.
- Only those listed on the rental agreement are permitted to occupy the unit.
- No drug activity will be tolerated.
- Residents will not unduly disturb the neighbors.
- Visitors may stay no longer than ___ days, and only with the landlord's permission.

Effective landlords live up to their responsibilities. They will assure that:
- Roofs, walls, doors, and windows are water and weather-proofed.
- There are no vermin, rodents, rubbish, and garbage.
- Heat, electrical lighting and wiring, plumbing, water supply, safe drinking water, and sewer connections are supplied and maintained.
Your role as Resident

Now that you’ve scrutinized your future rental unit, neighborhood, and landlord, you may wish to take a look at yourself. As a resident, you are required:

- To use the various parts of the premises (including electrical, plumbing, sanitary, heating, ventilating, etc.) in a reasonable manner considering their intended purpose and design.
- To keep the premises as clean and safe as the condition of the premises permits.
- To dispose of garbage, ashes, rubbish and other waste cleanly and safely.
- To keep plumbing fixtures clean.
- Not to destroy, deface, damage, impair or remove any part of the premises or permit another person to do so.
- Not to disturb the neighbor’s peaceful enjoyment of the premises.

Failure to meet your responsibilities as a resident can mar your rental history and, in the future, make you an unattractive applicant to a responsible landlord. But don’t stop here --- do more than the minimum: become involved in your new neighborhood, watch out for your neighbors, assist your landlord in keeping your rental "safe by design", and report suspicious activity to the police.

Finally, view your relationship with your landlord, neighbors, and police as a partnership. Every one of us are allies, not adversaries, and we constitute a force more powerful than crime itself, as long as we are committed to that partnership and the responsibilities it entails.

For more information...

Community Relations Unit
(702) 267-5100
FAX: (702) 267-4591
Crime Free Multi-Housing Program
Henderson Police Department
1300 W. Sunset Road #1229
Henderson, NV 89014

If you have an emergency call 911.
If you need an officer to respond, call 702-267-5000.

Neither the publisher nor the author of this pamphlet is engaged in rendering legal services. If legal assistance is required, the services of a competent attorney should be sought.