

# Learn to use a process that is legal, simple, and fair.

## Benefits

- A stable, more satisfied tenant base.
- Increased demand for rental units with a reputation for active management.
- Lower maintenance and repair costs.
- Improved personal safety for tenants, landlords and managers.
- Peace of mind that comes from spending more time on routine management and less on crisis control.
- More appreciative neighbors.



**“Keep illegal destructive activity out of rental property”**

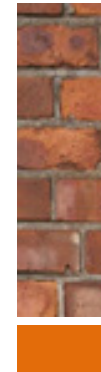
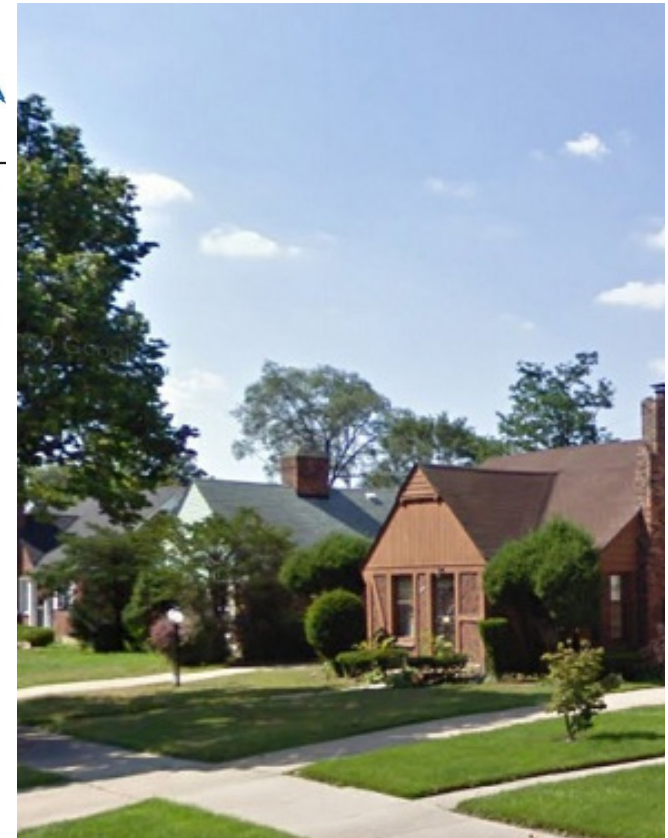
### A joint effort between:

The City of Sheboygan Planning, Police, and Building Inspection Departments.



CITY OF SHEBOYGAN  
LANDLORD TRAINING PROGRAM  
828 CENTER AVENUE,  
SHEBOYGAN, WI 53081-4442

OR CURRENT RESIDENT



The City of Sheboygan

## Landlord Training Program

**Nov. 7, 2019**

**City Hall Room 305**

828 Center Avenue

**5:30-9:30pm**

STANDARD MAIL  
U.S. POSTAGE  
PAID  
SHEBOYGAN, WI  
PERMIT NO. 36



## **Points to Consider**

### **Costs of Drug Activity in Rental Property**

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

***That price may include:***

- Decline in property values – particularly when the activity begins affecting the reputation of a neighborhood.
- Property damage arising from abuse, retaliation or neglect; property damage from police raids.
- Fire resulting from manufacturing or grow operations.
- Civil penalties, including temporary closure of the property – or even property seizure.
- Loss of rent during the eviction and repair periods.
- Fear and frustration when dealing with dangerous and threatening tenants.
- Increased resentment and anger between neighbors and property managers.
- The loss of the valued tenants.

Active management of your property is key in demonstrating your commitment through rental agreements that meet your responsibilities and hold your tenants accountable for meeting theirs.

#### **What you can learn in the Landlord Training Program:**

***Prevention and Application Screening:***

- How code compliance (preparing the property) can protect your rights as a landlord.
- Benefits of applicant screening.
- Tips to strengthen rental agreements.
- How to become a proactive property manager.

***Drug Nuisance Abatement:***

- Warning signs of drug activity.
- Actions you must take if you discover your tenant or tenant's guests are conducting illegal activities at your property.
- Role of the Police Department.
- Crisis resolution and the eviction process.

***Resource Materials:***

- 100+ page manual with additional community resources for landlords and property managers.

# **The City of Sheboygan Landlord Training Program REGISTRATION**

(please print clearly)

***Name >>>***

***Address >>>***

***Phone >>>***

***Email >>>***

Sign Up Early - The program is limited to the first 80 registrations!

Questions >>>

Neighborhood Development Planner - Nancy Maring  
920.459.3379 or [nancy.maring@sheboyganwi.gov](mailto:nancy.maring@sheboyganwi.gov)

#### ***Program Information >>>***

The cost of the training program is \$10.  
This includes all training materials, with light food and beverages provided during session.

Please make check payable to:  
City of Sheboygan

#### ***RSVP >>>***

Before Friday **November 1, 2019**  
Please mail the registration form (above) and payment (\$10) to:  
City of Sheboygan  
Department of City Development  
828 Center Avenue,  
Sheboygan, WI 53081-4442