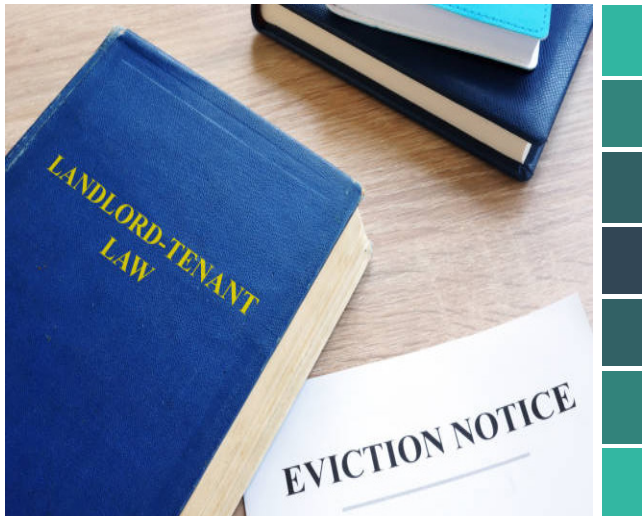


Learn to use a process that is legal, simple, and fair.

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:

City of Sheboygan Planning, Police, Fire and Building Inspection Departments. Along with Sheboygan County MEG Unit and Sheboygan County Human Trafficking Task Force.



The City of Sheboygan

Landlord Training Program



May 22, 2024

City Hall Council Chamber
828 Center Avenue

5:00 p.m. to 9:30 p.m.

Quotes from past attendees:

“Wonderful Training - I really learned a lot & feel more confident in starting the process of being a landlord”

“Thank you for offering this class -very enlightening!”

“This training exceeded my expectations!”

“Well done! Well Organized! Great benefit to the City!”



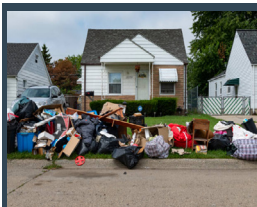
What you can learn in the Landlord Training Program:

- How code compliance (preparing the property) can protect your rights as a landlord.
- Implement fair and legal practices of tenant screening along with the benefits.
- Tips to strengthen rental agreements.
- How to become a proactive property manager.
- Proper notification for entry.
- Prevent legal costs and damage to your property by deterring drug activity for your property along with the warning signs of drug activity.
- Action you must take if you discover illegal activities at your property.
- Role of the Police Department.
- Crisis resolution and how to proceed with an effective and legal eviction.
- Overview of legal rights and responsibility for both tenants and landlords.
- Human Trafficking warning signs and what to do if you notice suspicious activities.



Resource Materials:

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



Points to Consider

Costs of Drug Activity in Rental Property

When drug criminals and other destructive tenants operate out of rental properties, neighborhoods suffer and landlords pay a higher 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.
- Chronic Nuisance process and abatement from Police Department.

Program Information

The cost of the training program is \$15. This includes all training materials, with light food and beverages provided during session.

Please make check payable to:
City of Sheboygan

The City of Sheboygan Landlord Training Program REGISTRATION

(please print clearly)

Name

Address

Phone

Email

Questions >>>

Janet M Duellman, Community Development Planner
920.459.3380 or janet.duellman@sheboyganwi.gov

RSVP REQUIRED
Before Monday, **May 13, 2024**

Please mail the registration form (above) and payment (\$15) to:

City of Sheboygan
Department of City Development
828 Center Avenue, Suite 208
Sheboygan, WI 53081-4442