

**Madison Ave Homes, LLC**

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**Crime Prevention Plan**

In care of Crime Prevention Specialist: Regarding **3325 5<sup>th</sup> Avenue South Minneapolis, MN 55407**

We understand how important it is to maintain safety of the neighborhood and throughout the community. The following will demonstrate our plan of crime prevention and how it will relate to the neighborhood.

We professionally screen every applicant and future tenant. We use a third party company to run an accurate screening for criminal records, unlawful detainers and credit scores. Felonies and violent crimes will disqualify applicants. Unlawful detainers within 2 years will not be accepted. We reserve the right to evict tenants in the event of violations of the lease agreement.

**Rules and Regulations:**

A. The tenant and their cosigners shall be responsible for any loss suffered by landlord due to actions of tenant. Tenant shall remain responsible when evicted by cause, as provided for in the lease, for payment of rent. A noisy assembly or "loud noise complaint" is grounds for both a fine and eviction. Tenant is responsible for actions of guests/visitors while on premises.

B. The following activities will not be allowed on the premises at any time: making, selling, possessing, purchasing or allowing illegal drugs; illegally using or possessing firearms; allowing stolen property; or allowing prostitution or related activities. A tenant violating this law loses the right to the rental property. Tenants shall be responsible for the failure of their guests to comply with this rule.

C. Possession and/or consumption of alcoholic beverages must be in full compliance with local, state, and federal laws and regulations.

D. Fire warning devices and safety equipment are for use only in emergencies. The sound of a fire alarm should be taken seriously, and tenant should exit the building. Intentionally sounding an alarm (except in an emergency situation) or tampering with room and hall fire extinguishers and smoke alarms, sensors, or detectors is a felony offense, and any person responsible will be subject to prosecution.

We will also keep tenants responsible of maintenance and upkeep of the property to maintain the integrity of the home and neighborhood. We educate our tenant on being a responsible citizen in the community and have open lines of communication to the property manager who is available 24/7 to insure safety of tenants and the neighborhood. To further ensure the safety of our tenant and the neighborhood, we have also enlisted in Virtual Rental Property Owners block club.

Warm regards,

*My Lam*