

Lee's Summit Safe Rental Properties



LSSRP – Partnership between Lee's Summit Police Department and owners of Multi-Unit Housing to...

- Foster a safer community
- Develop a more stable and satisfied tenant base
- Increase property value
- Reduce crime and fear of crime
- Improve personal safety for tenants and landlords/managers

Partnership Requirements

LSPD

- Monthly report with CFS
- FREE copy of police reports taken on property (by request)
- List property on LSPD website
- Provide property with window sticker
- Provide property bi-annual safety newsletter

PROPERTY

- Signed Terms of Agreement
- Use and Enforce Crime Free Addendum
- Provide residents with bi-annual safety newsletter
- Provide LSPD
 - After Hours Contact
 - Door entry codes
 - Map of the Property

CRIME FREE LEASE ADDENDUM

CRIME FREE MULTI-HOUSING LEASE ADDENDUM (Missouri Statutes)

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

- Resident, any member of the Resident's household or a guest or other person affiliated with the Resident shall not engage in criminal activity, including drug-related criminal activity, on or off the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802]).
- Resident, any member of the Resident's household or a guest or other person affiliated with the Resident shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or off the said premises.
- Resident or any member of the Resident's household will not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
- Resident, any member of the Resident's household or a guest or other person affiliated with the Resident shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in RSMo. 195.202 through RSMo. 195.218 at any locations, whether on or off the dwelling unit premises or otherwise.
- Resident, any member of the Resident's household or a guest or other person affiliated with the Resident shall not engage in any illegal activity, including prostitution as defined in RSMo. 567.020, any criminal street game activity as defined in RSMo. 562.035, harassment as prohibited in RSMo. 565.090, any crimes against persons as prohibited in Chapter 565 of Missouri Statutes, including but not limited to the unlawful discharge or unauthorized possession of firearms as prohibited in RSMo. 571.030 on or off the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage, as prohibited in RSMo. 569.100 and RSMo. 569.120.
- VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease as provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
- In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
- This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

_____	Resident Signature	_____	Date
_____	Resident Signature	_____	Date
_____	Resident Signature	_____	Date
_____	Manager Signature	_____	Date
_____	Property Name		

TERMS OF AGREEMENT



Lee's Summit Safe Rental Properties Terms of Agreement

In consideration for the use of the Lee's Summit Safe Rental Properties certificate and posting of the community name on the Lee's Summit Police Department website, we agree to the following requirements of the Lee's Summit Safe Rental Properties program:

- _____ No guarantee is to be stated or implied that a property is "free of crime" by virtue of this program alone.
- _____ It is agreed that the use of the Lee's Summit Safe Rental Properties brochures, certificates, and logos is granted by the Lee's Summit Police Department, and permission to post brochures, certificates, and logos can be revoked if the property is in non-compliance with the Lee's Summit Safe Rental Properties program.
- _____ If the property landlord, its agents, or management company are in non-compliance with the Lee's Summit Safe Rental Properties program, the use of all brochures, certificates and logos, and any claims to the Lee's Summit Safe Rental Properties program participation must be discontinued.
- _____ Landlord must have knowledge of the Lee's Summit Police Department's reporting activity at the property. Multi-family properties will receive monthly calls for service logs.
- _____ Landlord agrees to utilize the Crime Free Lease Addendum and to serve appropriate eviction or non-compliance notices based upon police generated reports, and to cooperate with police officers, detectives, and the community interaction officer in all legitimate investigations and service of warrants on the property.
- _____ If participation in the Lee's Summit Safe Rental Properties program is terminated for any reason, the landlord is responsible for turning over program materials (including brochures, certificates, and logos) to the Lee's Summit Police Department within thirty (30) calendar days. The Lee's Summit Police Department reserves the right to confiscate these items if not surrendered upon request, and is not responsible for consequential damages as a result of the seizure.

Property Name: _____

Participating Addresses: _____


Landlord Name (print): _____

Landlord Signature: _____ Date: _____

Community Interaction Officer: _____ Date: _____

This agreement will remain in effect unless otherwise amended – 7/2023





Active Participation from 18 of
approximately 42
multi-unit housing properties

5 new properties joined in the past 60 days

LOOKING AHEAD

- 75% + involvement with Lee's Summit Safe Rentals
- Launch Lee's Summit Safe Neighborhoods
- Launch Lee's Summit Safe Businesses
- Ability to use existing Apps/Websites to push information to citizens real time

Community Interaction Officer
Kelly Johnson
816-969-1730
Kelly.johnson@cityofls.net