

# **Crime Free Multi Housing Program Contract (CFMH)**

1. The Owner/Manager of the property has attended and completed his/her Phase 1 CFMH Certification. Phase 1 Certification into the CFMH Program will be good for up to a three-year period. Valid Phase 1 Certifications are transferable to and from the Gilbert Police Department to other accepting Arizona agencies within 30 days after departure from prior apartment community.
2. It is also agreed that all key employees (i.e., property manager, leasing agents and maintenance) who do not hold a valid Phase 1 CFMH Certification must attend a CFMH workshop within six (6) months of employment and renew that Certification every three(3) years. All other on-site personnel may receive training from either the CFMHP coordinators or CFMHP-certified management trainers.
3. The Gilbert Police Department will be notified of a change in ownership, property manager, leasing agents or maintenance supervisor/managers of the **within 30 days** of employment and/or termination
4. The Owner/Manager agrees to utilize and enforce the Crime Free - Drug Free Lease Addendum for all current and new residents. It is recommended to staple this to the application and review prior to touring the property.
5. The Owner/Manager agrees to perform a credit and criminal background check on all prospective residents and criminal background upon renewal of lease and/or at the onset and again annually if continuing occupancy on a month-to-month basis.
6. The Owner/Manager agrees to monitor and take action when warranted based on incident cards, and/or daily or weekly reports and to cooperate with police officers, detectives and Gilbert Crime Free personnel in all legitimate investigations and services of warrants on the property.
7. The Owner/Manager agrees to promote a crime free environment by hosting a Phase 3 community event upon initial introduction into the program and every year thereafter.
8. The Owner/Manager has successfully completed Phase 2 and agrees to maintain their property in accordance with the standards set forth in the Phase 2 Inspection Form.
9. The Owner/Manager and its agents agree to use the CFMH signs, symbols, and certificates in compliance with the Gilbert Police CFMH Sign Guidelines.

**Failure to meet the above terms will result in termination from the program. I, \_\_\_\_\_,**

**Property Owner for \_\_\_\_\_ located at**

\_\_\_\_\_ **have read the above and agree to the terms and conditions herein stated.**

\_\_\_\_\_  
**Property Owner**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Property Manager**

\_\_\_\_\_  
**Date**