

## **\*\*NEW VOLUNTARY CRIME FREE HOUSING PROGRAM\*\***

All landlords now have the option of participating in the Swansea Voluntary Crime Free Housing Program. To participate in the program landlords must do the following:

- Complete a crime free housing training course offered by the Village of Swansea, or provide the Village proof that you have previously completed a crime free housing training course in one of the following municipalities:

Belleville, Fairview Heights, Granite City, O Fallon (Others upon review by Swansea Staff)

**THE VILLAGE OF SWANSEA WILL HOLD CRIME FREE HOUSING TRAINING ON DECEMBER 9<sup>TH</sup>, 2021 AT THE SWANSEA POLICE DEPARTMENT – 1400 NORTH ILLINOIS ST. SWANSEA. CLASSES WILL BE HELD at 6:00 P.M. YOU MUST CALL THE VILLAGE AT 618-234-0044 TO RESERVE A PLACE AT THE CLASS IF YOU HAVE NOT PROVIDED THE VILLAGE PROOF THAT YOU HAVE PREVIOUSLY COMPLETED A CRIME FREE HOUSING TRAINING COURSE.**

- Conduct (or cause to be conducted) US Comprehensive background checks of all tenants 18 years of age or older.
- Provide the Village of Swansea a US Comprehensive Criminal Search Verification form for all tenants 18 years of age or older. This form will state that you as the landlord have reviewed all US Comprehensive Criminal Searches for all tenants 18 years of age or older prior to executing a lease or rental agreement. The Village of Swansea does not want copies of the actual background checks; however random audits will be conducted. Additionally in the event a tenant commits a crime, the Village of Swansea will require the landlord to provide copies of said background checks.
- Provide the Village of Swansea a Crime Free Lease Addendum. This form outlines an agreement between the landlord and tenant(s), in which the tenant(s) understands that if the tenant commits certain crimes the landlord will take lawful actions to impede further criminal activity.
- Respond to all correspondence from the Swansea Police Department and Swansea Building and Zoning Department within 10 business days.
- Abate any Swansea municipal code violations within the specified timeframe without exception. (Extensions of deadlines shall be on a case by case basis and must be formally requested in writing to the Building and Zoning Director).
- Landlords living more than 50 miles from the rental property must have a local manager assigned to respond in the event of an incident.
- Property Management Companies must notify the Village, in writing, when they no longer manage a property.

As an incentive to landlords participating in this voluntary program the Village of Swansea will do the following:

- Give a discounted rate for annual landlord registration of \$25 (instead of the \$100 fee).
- Provide the landlord with timely reports of all code enforcement and Police Department cases related to the rental property.
- Recognize participants on the Village of Swansea website.
- Provide participants with the Village of Swansea crime free housing seal for their use.
- Availability of Building and Zoning staff and Police Department staff for presentations (for example a K9 demonstration).
- Availability of Building and Zoning staff and Police Department staff for environmental safety inspections of rental property.
- Direct contact with the Swansea Police Chief and the Swansea Building and Zoning Director.



## VILLAGE OF SWANSEA

1444 Boul Avenue  
Swansea, Illinois 62226  
(618) 234-0044  
FAX: (618) 234-0222  
e-mail: [swanadm@swanseail.org](mailto:swanadm@swanseail.org)  
[www.swanseail.org](http://www.swanseail.org)

# Crime Free Lease Addendum

The Tenant, any occupant or member of the tenant's household, any guest or any other person or persons associated with the tenant or his or her household, at or near the premises (Rental Unit), common areas or appurtenances:

- 1) Shall NOT commit any act or omission that would constitute a felony or a Class A misdemeanor under Illinois law;
- 2) Shall NOT engage in any act intended to facilitate the commission of any act or omission that would constitute a felony or a Class A misdemeanor under Illinois law;
- 3) Shall NOT use or permit the use of the leased premise (Rental Unit) for the commission of any act that would constitute a felony or a Class A misdemeanor under Illinois law;
- 4) Shall comply with all statues, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the lease premises (Rental Unit) which is the responsibility of the Tenant or relate to the conduct of the Tenant.

Any violation of the above provisions shall cause the Owner / Landlord / Managing Agent to take prompt, diligent and lawful steps to impede further criminal activity at leased premise (Rental Unit).

In case of conflict between the provisions of this Addendum and any other provisions of the Rental Agreement, the provisions of this Addendum shall govern to the extent permitted by applicable law.

This Addendum is incorporated into the Rental Agreement executed or renewed this day between the Owner / Landlord / Managing Agent and the Tenant.

This Addendum must include the address of the Rental Unit. It must also be signed by the Owner / Landlord / Managing Agent and all Tenants / Occupants of age 18 or older.

Address of Rental Unit

Landlord / Managing Agent Name	Landlord / Managing Agent Signature	Date
1) Tenant Printed Name	Tenant Signature	Date
2) Tenant Printed Name	Tenant Signature	Date
3) Tenant Printed Name	Tenant Signature	Date



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# US Comprehensive Criminal Search Verification

A thorough US Comprehensive Criminal Search for the past seven (7) years including all known addresses, and including nationally recognized sex offender registration websites has been conducted by:

\_\_\_\_\_ on \_\_\_\_\_  
Name of Company / Individual Performing Search Date

on the following occupants who reside at: \_\_\_\_\_  
Address of Rental Unit

Name	Date of Birth
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____

In compliance with Village of Swansea Ordinance 1845, I have reviewed all US Comprehensive Criminal Searches of all individuals 18 years of age and older prior to executing the Lease or Rental Agreement.

\_\_\_\_\_  
Signature of Owner / Landlord / Managing Agent

\_\_\_\_\_  
Title of Owner / Landlord / Managing Agent