

# COLLEGE MOBILE HOME PARK

PARK OFFICE: 6160 S. 6TH STREET  
MILWAUKEE, WI 53221  
(414) 762-3809

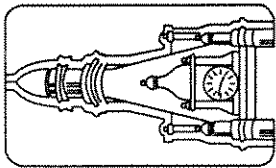
JUNE 23, 2007

PLEASE NOTE ON JUNE 19, & JUNE 20, 2007  
I ZULLMER FROMM OWNER & DEBRA LAZARO ASSE MGR.  
WENT TO THE LANDLORD TRAINING PROGRAM  
& OBTAINED OUR CERTIFICATES. MY MANAGER  
OF COLLEGE MOBILE HOME PARK ALSO HAS OBTAINED  
A CERTIFICATE, HIS NAME IS WM JOHNSON  
THESE CERTIFICATES WILL BE MAILED TO YOU ON  
JUNE 25 2007. AS OF THE ABOVE DATE, WE HAVE  
SUBSTANTIALLY COMPLETED OUR BUILDING CODE VIOLATIONS  
WHICH ARE MINOR IN NATURE. WE WILL SEND  
NOTICE OF COMPLIANCE

THANK YOU

ZULLMER FROMM

ENCLOSED PLEASE FIND MY LANDLORD TRAINING  
PROGRAM CERTIFICATE



Neighbors, Landlords and Law Enforcement in  
Partnership for Healthy Communities



**Zellmer Fromm**

completed the City of Milwaukee's

# Landlord Training Program

“Keeping illegal activity out of rental property”

*Karin A. Long*

Karin A. Long  
Training Program Coordinator

*Martin G. Collins*

Martin G. Collins  
Dept. of Neighborhood Services Commissioner

# THE CITY OF MILWAUKEE LANDLORD TRAINING PROGRAM

## Things to consider doing immediately:

- ( ) 1. Make sure the aesthetic and physical nature of my property is attractive to honest renters and unattractive to dishonest ones. Examine the visibility of my rental unit(s) and make improvements where necessary. (i.e. trim back shrubbery, increase outdoor lighting, etc.)
- ( ) 2. Develop, revise, or purchase my written screening criteria remembering to post or give to every applicant.
- ( ) 3. Develop or revise my application form based upon the ideas discussed in this course.
- ( ) 4. Review my rental agreement and make adjustments regarding: sub-leasing is not permitted; only the people listed on the rental agreement are permitted to occupy the premises; no illegal activity is permitted on the property; the tenants are responsible for the conduct of guests, etc.
- ( ) 5. Inspect my property more carefully and more frequently.
- ( ) 6. Introduce myself to the neighbors near my property and exchange telephone numbers.
- ( ) 7. Organize an apartment watch (if applicable).
- ( ) 8. Review all forms that I use to make sure that they are updated to match current landlord/tenant law. Purchase new forms if needed.
- ( ) 9. Review my notes and read the manual to look for other ideas to adjust the way I manage my property.
- ( ) 10. Refer other landlords to the program who might benefit from it. The more responsible the area's landlords become, the fewer problems you will have.
- ( ) 11. Keep eyes and ears open for further educational opportunities pertinent to me as a landlord or property manager.