



CPM Real Estate Services has strict screening criteria for potential tenants. In addition to criminal and credit reports, we also check references and verify income. However, our vigilance does not stop there. We conduct regular site visits, looking for evidence of criminal activity. Some red flags for our trained Property Managers include:

- Increased pedestrian and vehicular traffic or regular visitors at unusual hours.
 - Strange or unusual odors emanating from units, which may indicate drugs are being manufactured.
 - Significant amounts of trash around residence.
 - Suspicious behavior by tenants, including the excessive postponement or cancellation of scheduled meetings or inspections.
- Excessive amounts of otherwise unsuspecting normal household items including; large cans of acetone, copper wiring, glass containers, large quantities of brake fluid and matchbooks with their striker pads removed, all of which can be used create meth.

If a Property Manager is suspicious of a tenant's activity you may get a call to discuss these concerns and to formulate a game-plan. If they are certain illegal activity is taking place they will likely proceed with the eviction process, which can take 30-60 days depending on the length of their tenancy. Routine inspections and general maintenance and upkeep of a property discourages illegal activity.

The regular presence of management staff and vendors conveys to tenants that criminal activity will not go unnoticed. Fortunately, many prospective renters planning to conduct illegal activity upon the premises will not rent a property that is managed by a professional management company. The standard screening criteria and the knowledge there will be regular site visits are often enough to steer these would-be renters AWAY from YOUR property!