



UTAH ATTORNEY GENERAL APPLAUDS OGDEN GOOD



Crime Down 12% on Participating Properties

The Good Landlord program in Ogden has been such a success that Attorney General Mark Shurtleff urged all cities in Utah to adopt a similar program in their cities. Crime has dropped 12% on properties that participate in the program and 4% city wide.

Mayor Godfrey and the Ogden Police Department credit landlords in large part for this decrease in crime. Increased diligence in running background checks on prospects and efforts to deal more quickly with problems have gone a long way to improve neighborhoods.

Landlords see Increased Profit and Less Problems

Most landlords have noticed a substantial improvement. They report higher profits, less problems, and a more cooperative relationship with Ogden City and the Ogden Police Department as some of the benefits of belonging to the Good Landlord Program.

The Good Landlord Program Incentivizes Education and Proactive Management Techniques

"The program has been effective," says Paul Smith, Executive Director of the Utah Apartment Association who helped Ogden City create this program, "because it has helped landlords run their businesses more professionally. It takes principles of management and civic responsibility that professional managers have used forever, and teaches them to all Ogden owners. For most of the landlords who take the trainings, a light bulb kind of comes on and they realize these principles are things they need to be doing to be successful. By and large the 1200 people who have gone through the program and have implemented it have found themselves far better off for it and even some who originally opposed the program are now big fans."

Why Participate?

If crime dropping 12% isn't enough for you, the city of Ogden gives a discount of up to \$143 per rental unit off your licensing fee. **Remember, every rental from basement apartment to 500 unit complex in Ogden must be licensed!**

Also, participants have access to local community policing officers and learn principles of effective business management to help you make more money, spend less time, and have less problems managing their rental property.



448 E Winchester # 460 Salt Lake City, UT 84107
www.uaahq.org 888-244-0401

Ogden City Rental Licensing Discount Program

Good Landlord Program 2006 Class Schedule for New and Refresher Courses



Registration:

Name*: _____

Address*: _____

City, State, Zip*: _____

Phone*: _____

Email*: _____

(Email is required, to register, please call the UAA if you have questions)

Class Date _____ Class Time _____

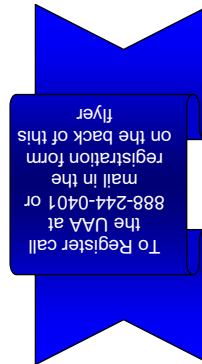
- 4 hour Refresher Course**
\$20 if taken by October 31st \$40 after Oct 31st
- 8 hour PM 101 Course**
\$40 if taken by October 31st \$80 after Oct 31st

Visa/MC/Amex/Disc: _____ Exp: _____

Signature: _____

NO PAYMENTS OR REGISTRATIONS WILL BE TAKEN AT THE DOOR

**All fields must be filled out
to register. Incomplete
registrations will not be
accepted.**



Return registration to Utah Apartment Association • 448 E 6400 S. # 460 • Salt Lake City, Utah 84107
888-244-0401 • www.uaahq.org • fax 844-426-4092

Utah Apartment Association
448 E. Winchester, Suite 460
Salt Lake City, Utah 84107
888-244-0401
www.uaahq.org



Ogden Mayor Matthew R. Godfrey comments on the 12% reduction in crime due to the Good Landlord Program.

“Our objective is to make Ogden City neighborhoods some of the safest in the state. The Good Landlord Program has facilitated and improved the quality of tenants for the participating landlords and increased the value of their property. The results have demonstrated it has been a good partnership for the city, landlords and neighborhoods.”

What is the Good Landlord Program?

Landlords agree to run background checks and refuse to rent to applicants with certain criminal backgrounds. Landlords also agree to evict problem tenants immediately and keep their properties “clean and green” and in compliance with city codes. They also agree to take a landlord training class approved by Ogden.

In return Ogden City will discount participant’s business license fees up to \$143 per unit.

Standard Rental License Fees	Fee for Good Landlord Program Participants		
Single family	\$156	\$13	\$143 each home
Duplex	\$140	\$12	\$128 each duplex
3 units or more	\$83 base + \$82 per unit	\$83 base + \$7 per unit	\$75 per unit

Which education class should I take?

If you are currently part of the good landlord program and have previously taken an approved 8 hour landlord training program from the UAA or Ogden City you can take the new 4 hour refresher course. If you have not taken the 8 hour approved class you must take it to qualify for the discount.

Are there other benefits to being involved in the program?

Hundreds of landlord participants think so. *Darin Deem, owner of Bentwood Apartments, said he was initially skeptical about the program, but as a result of principles he learned in the training program has seen fewer evictions and vacancies and higher profits. “When you have good tenants who pay rent and less turnover, it’s a win for landlords,” he says.

How do I sign up for a class?

Simply mail in the registration form on the back cover or call the Utah Apartment Association at 1-888-244-0401. **DO NOT CALL OGDEN CITY** - all classes are team taught by the UAA and the Police Department and all registration is done by the UAA. **You must pay in advance and provide a valid email address. The e-mail address is essential for Ogden Police Department notification of any criminal activity at your property.**

Register early and save money. Please be respectful on the phone and in all dealings with UAA or Ogden City staff. The program and training course are optional and if you cannot be nice about it, please don’t participate in the program.

*As reported in the Ogden Standard Examiner.

Two Types Of Training Programs Available

4 Hour Ogden City Landlord Training Refresher Course
WHO CAN TAKE IT? Anyone who has previously taken the 8 hour OPD course or the 8 hour UAA Property Management 101 course.

8 Hour Ogden City Property Management 101
WHO MUST TAKE IT? Anyone who has not taken an 8 hour approved course yet or anyone who wants a comprehensive course.

Both programs are team taught by Ogden City and the Utah Apartment Association.

4 Hour Refresher Course \$20 if taken by October 31st \$40 after Oct 31st

Wednesday September 6 th	6:00 PM – 10:00 PM	Weber /Davis Realtors Assn.
Thursday September 21 st	9:00 AM – 1:00 PM	Ogden Council Chambers
Thursday September 21 st	1:30 PM – 5:30 PM	Ogden Council Chambers
Wednesday October 4 th	12:30 PM – 4:30 PM	Ogden Council Chambers
Saturday October 7 th	9:00 AM – 1:00 PM	Ogden Council Chambers
Saturday October 7 th	1:30 PM – 5:30 PM	Ogden Council Chambers
Wednesday November 8 th	1:30 PM – 5:30 PM	Ogden Council Chambers
Wednesday November 8 th	6:00 PM – 10 PM	Ogden Council Chambers
Thursday November 9 th	1:30 PM – 5:30 PM	Ogden Council Chambers
Wednesday December 6 th	12:30 PM – 4:30 PM	Ogden Council Chambers
Saturday December 9 th	9:00 AM -1:00 PM	Ogden Council Chambers
Saturday December 9 th	1:30 PM – 5:30 PM	Ogden Council Chambers
Thursday January 18 th	9:00 AM – 1:00 PM	Ogden Council Chambers
Thursday January 18	1:30 PM – 5:30 PM	Ogden Council Chambers

8 Hour PM 101 Course \$40 if taken by October 31st \$80 after Oct 31st

Saturday September 23rd	8:00 AM - 5:00 PM	Ogden Public Safety Bldg
Monday October 2nd and	6:00 PM - 10:00 PM	Ogden Public Safety Bldg
Tuesday October 3rd	Must attend both classes!	
Monday October 23rd and	6:00 PM - 10:00 PM	Ogden Public Safety Bldg
Tuesday October 24th	Must attend both classes!	
Saturday December 2nd	8:00 AM - 5:00 PM	Ogden Public Safety Bldg
Friday January 19th	8:00 AM - 5:00 PM	Ogden Public Safety Bldg

Call the Utah Apartment Association to register 1-888-244-0401 or mail in registration form on back cover
Payment must be made in advance! DO NOT CALL OGDEN CITY!
NO PAYMENTS OR REGISTRATIONS ACCEPTED AT DOOR!

Weber/North Davis Realtors Association 5703 South 1475 East in South Ogden
 Ogden Council Chambers 2549 Washington Blvd. in Ogden
 Ogden Public Safety Building 2186 Lincoln Avenue In Ogden