

Directions to:
Centredale Manor
2074 Smith Street
North Providence, RI 02911
(401) 232-3770

From Providence: Route 146 North to the Mineral Spring Avenue exit. At end of ramp, take a left onto Mineral Spring Avenue. Follow Mineral Spring Avenue to end (road bears to right). After next traffic light, you will see a fork in road with a high-rise building in front of it. Go straight into building driveway. Centredale Manor is the building at the end of driveway on your left.

From the South: Take 1-295 North to RT 44 East, exit 7A (towards Centredale). Follow Route 44 east 1.7 miles. After the traffic light (where burger king is on your left), take a right into the building driveway right before Cumberland Farms. Centredale Manor is the building at the end of the driveway on your left.

For more training information,
visit our
website at www.neahma.org
Phone: 781-380-4344
Fax: 781-380-4842
julie.kelliher@neahma.org



NEAHMA
400 Washington Street, Suite 210
Braintree, MA 02184

neahma
NEW ENGLAND
AFFORDABLE HOUSING
MANAGEMENT ASSOCIATION

RI June Monthly Meeting

June 22, 2010
Centredale Manor
2074 Smith Street
North Providence, RI 02911
(401) 232-3770

“Best Practices for Screening
Prospective Residents”

Presenter:
David C. Sawyer, CPP
Safer Places, Inc.

www.neahma.org

Program Overview

This session will be highly interactive. Attendees will participate in discussion centering on best practices for screening prospective residents. Understanding what type of information is available, what the pros and cons of each type of report are and how to interpret the results will be a major focus of this workshop.

Bring your questions and your experiences to share with others. The results of a recent survey regarding background screenings conducted by NEAHMA will be used to tailor this training session to address the issues foremost on the minds of property managers.

- If I do a national search for criminal records, why do I sometimes get a "clean" report only to find out later that a criminal record was missed?
- How long should a screening report take to complete? I have a colleague who works for another management company who gets instant results but it takes me almost a week; sometimes longer.
- HUD requires that I do a registered sex offender search as part of my screening process. Are there any other laws or regulations that mandate certain components of a tenant screening program?
- We are certified to get CORI (Mass.) but reading those reports are difficult. How do I get help interpreting all the abbreviations?
- We check a BCI report (RI) but that only tells us about records in RI. We ask if the applicant has ever lived in another state but how do I know if the applicant is being truthful when they answer?

David C. Sawyer, CPP

David C. Sawyer, CPP is the President and founder of Safer Places, Inc., a Boston area based company offering security consulting as well as pre-employment and tenant screening services.

Mr. Sawyer has published security related articles in Condo Management Magazine, New England Real Estate Journal, Insights magazine and various other trade publications. His past speaking engagements include: New England Affordable Housing Manager's Association (NEAHMA), National Apartment Association (NAA), Housing and Urban Development (HUD), Association for Resident Control of Housing (ARCH) and Institute of Real Estate Management (IREM).

Agenda

Registration

8:30 am - 9:00 am

(Continental breakfast included)

Morning Presentation

9:00 - 9:45

Vendor Spotlight

10:00 am - 12:00 pm

Best Practices for Screening Prospective Residents

Presenter:

**David C. Sawyer, CPP
President, Safer Places, Inc.**

NEAHMA would like to thank Cornerstone Corporation and the Staff at Centredale Manor for hosting this training.

REGISTRATION FORM

Fax In Registration: 401-349-2383

Registration Deadline: June 18, 2010

RI June Monthly Meeting

Tuesday, June 22, 2010

Please complete a separate form for each registrant and fax registration.

Name: _____

Title: _____

Management Co: _____

Property Name: _____

Address: _____

City: _____ State: _____

Zip: _____

Phone: _____ Fax: _____

E-mail: _____

As a NEAHMA member company benefit, there is no charge to attend this meeting. Non-member fee is \$25 per person. Make checks payable to:

**NEAHMA, 400 Washington Street, Suite 210,
Braintree, MA 02184**