

## Welcome to Your New Home

*This pamphlet provides helpful tips to protect you, your loved ones, and your possessions. Please read it and keep it handy in case of emergency.*



Your possessions are not covered under the Landlord's insurance policy. The best protection you can have is Renters Insurance. Without it, everything you own can be lost. It is very affordable, especially if you bundle it with auto insurance.



## We Are Here To Help!

Do not hesitate to contact your landlord anytime you notice an unsafe condition or an issue that may cause injury to people or damage to your home.

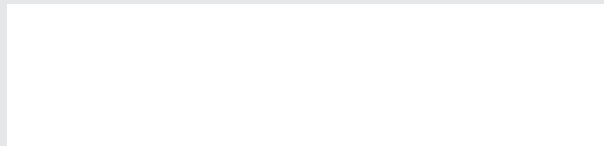
### For Example:

- Wires protruding from walls or ceiling = Electric shock or Fire hazard.
- Missing light switch / outlet plates = Electric shock hazard.
- Broken stairs / loose or missing handrails = Injury hazard.
- Leaky pipes = Water Damage to property and your possessions.
- Broken windows = Safety hazard
- Exposed nails = Injury hazard
- Flickering lights = Electric hazard
- Mold/Mildew = Health hazard. Report any discoloration on the wall or ceiling.

### Depending upon your lease, you may be responsible for these items:

- Clearing sidewalks, stairs and driveways
- Changing batteries in smoke and carbon monoxide detectors
- Changing furnace/AC filters on a monthly basis
- Keeping the home dry by using a dehumidifier

### Your Property Manager Is:



# YOUR SAFE HOME

"Tips for protecting your family and home."



**ALPS**  
Affinity Loss Prevention Services

## Beware of Household Killers:

More than 300 people die and 6,000 are hospitalized every year from space heaters.  
—US Consumer Product Safety Commission



- Be sure your space heater is in good condition, with no damage to the plug or frayed wires.
- Be sure your space heater **URNS OFF** automatically if it gets knocked over.

- Remember your **HEAT SAFE ZONE**—Keep a space of at least 3 feet between any heat source—space heater, grill, candles, incense—and your possessions or anything flammable.
- Keep all open flames out of the reach of children. Never leave any open flame or torch unattended—extinguish them when you leave a room.
- Home fires caused by cigarettes and other smoking materials kill almost 1,000 smokers and non-smokers yearly.
- Completely extinguish cigarettes. Dispose of them properly, and **DO NOT SMOKE** near flammable material.
- Extension cord fires kill over 300 people a year. Be sure extension cords are in good condition—not frayed. Extension cords are meant for temporary use only.
- A warm or hot electric cord, or plug, means the circuit is overloaded and is a Fire Hazard.
- Never leave anything you are cooking unattended.
- Don't try to put out a grease fire with water. Keep pan lids close by so you can slide a lid over the pan, and turn off the heat immediately.

## Seasonal Dangers & Why Clean?

### Holiday Lighting:

- Do not use cords with frayed or exposed wires.
- Check Christmas Tree or Party Light cords regularly. A warm or hot cord means the circuit is overloaded. Remember, live trees dry out and become a Fire Hazard.
- Never decorate Christmas Trees with burning candles.

### Summer Fire Safety:

- Never grill or barbecue indoors.
- Keep grills 3 feet from siding and deck rails. Many jurisdictions do not allow grills to be used on wood decks.
- Make sure your grill is stable and won't tip over.
- Clean the grill after each use to prevent grease fires. Place used coals from your grill in a metal can when cool.
- Fireworks always require adult supervision. 45% of all fireworks injuries happen to children under 15.

### Keeping it Clean:

- Dispose of all trash in a proper container. Keep food storage areas clean and free of debris & trash as this attracts roaches, spiders, rats, mice and ants—a Health Hazard.
- Clutter is a Fire Hazard, and makes it hard to rescue loved ones in the event of a fire.
- To prevent mold/mildew growth, set thermostats no higher than 76 degrees. Mold is a Health Hazard.

## Electrical Warning & Fire Tips

### Electric Shock:

Over 3,000 people a year need emergency care or die from electrical shock.

- Keep all electrical appliances and cords away from water.
- Prevent small children and pets from chewing or playing with power cords.
- Use outlet covers to prevent children from putting objects in electrical outlets.

### Smoke Detectors:

- Install a working smoke detector on each level of the home and near sleeping areas.
- When the detector chirps, it usually needs a new battery.
- Replace batteries twice a year—The switch to and from Daylight savings is a good time to do this.

### Fire Extinguishers:

- Always have a working fire extinguisher in your kitchen.
- There are five classes—A, B, C, D, & K.
- Class A fire extinguishers put out fires involving cloth, wood, and most plastics. They do not put out grease fires—they make them worse! Class B and K will put out grease fires. Combination A-B, or A-B-C extinguishers are now available.
- Portable fire extinguishers can only put out small fires. **BE PREPARED.**
- Have an escape plan ready in the event of an uncontrollable fire.