

RESIDENT SAFETY AWARENESS



Emergencies come in all types: weather related, national disasters, natural and man-made, even pandemics. Basic safety precautions and preparedness can be useful for any emergency. These safety tips provide basic preparedness ideas and information that would be helpful in the event of an emergency. As a management company, we have plans in place to deal with disaster and emergency events, but it is the actions of our residents that will ultimately determine how much of an impact an emergency event would have on the community.

What Can I Do to Lessen the Impact of an Emergency?

- Know the nearest emergency exits and exit emergency plans for your apartment and building
- Know the location of first aid stations/kits and fire alarms in your building
- Be sure of the correctness of emergency related information you share with others
- Report suspicious persons, activity, crimes, incidents, etc. to the proper authorities or campus police, if applicable
- Always be aware of your surroundings
- Have emergency phone numbers and an emergency plan nearby; it is a good idea to assemble an emergency preparedness kit
- Be aware of official announcements regarding alerts and information (e.g. TV, radio, websites, text messages, etc.)
- It is a good idea to be trained in first aid and CPR



Walking Tips

- If your purse or backpack is snatched, don't fight it. There is nothing in it that can't be replaced. It is not worth getting hurt over.
- Avoid walking alone as much as possible. Having other people nearby is a great defense.
- Be alert when you're alone. Be aware of who is around you.
- Walk confidently, directly and at a steady pace. Attackers look for someone who appears vulnerable.
- Walk near the curb; avoid shrubbery or other places of concealment.
- Avoid isolated or poorly-lit places and unpopulated areas, alleys, vacant lots or buildings.
- If you feel you're being followed, go to a well-lit store and call police.
- Never hitchhike or accept rides with strangers.
- Know the location of campus emergency telephones on routes to and from campus destinations.
- Avoid jogging, walking, or riding bicycles at night and consider carrying a panic alarm or whistle.
- Don't wear stereo headphones when walking alone.
- Vary your walking or jogging route and schedule.
- Be careful when people in a car stop and ask you for directions. Always reply from a distance; never get too close to the car.



Safety at Home



- Get to know your neighbors; they are your best defense and can only report suspicious activity when they know who or what doesn't belong in the area.
- When away on vacation, ask a friend to keep an eye on your apartment. ALWAYS take your valuables. Items such as laptops and iPods should not be left in apartments when you are away for extended periods of time.
- Do not post information on social media sites such as your specific whereabouts or that you will not be home during a certain time period.
- Close your blinds when you are away.
- If someone comes to your apartment claiming to be a repairman, ask for identification. (Property maintenance employees always wear identification.) Never open your apartment door to strangers. When appropriate, use a peephole to identify visitors.
- List only your first initial and last name on the mailbox, door and in telephone directory.
- Keep windows and doors locked even when you're home.
- Never give anyone a key to your apartment or room. Do not hide your front door key under your doormat.
- Record the serial numbers of your valuables or mark them with your driver's license number so that they can be identified if stolen.
- Photograph your valuables, especially your jewelry.
- Notify the leasing office if a lot of traffic is coming in and out of neighboring apartments at all times of the night.
- Notify the leasing office of any faulty exterior lighting.
- Always use your intrusion alarm. (If applicable)
- If you live in a community with controlled-access gates, actually answer the phone when the gate system calls to verify who it is instead of just pressing the bypass button and letting anyone into the property.
- Routinely inform others (such as your family or close friends) of your whereabouts. If you must be in an isolated area (e.g., working or studying alone in labs or offices), lock the doors and tell a friend or the campus police, if applicable, where you are and when you plan to leave.
- Never leave guests unattended in your room or apartment and make sure your roommates are aware that guests are present. Unfortunately many thefts and crimes in student housing are committed by people who have been invited.

Elevator Safety (where applicable)



- Always stand near the control panel. Respond to instinct, intuition or gut reactions. Don't get on an elevator with someone who makes you feel uneasy.
- If you suspect trouble or are attacked, push the alarm button and as many floor buttons as possible so that the elevator will halt quickly, probably at the next floor.
- If other passengers get off, leaving you with a person(s) who make you feel uneasy, get off with other passengers and wait for the next elevator.
- Allow other passengers to push the buttons for their floors first.

Reporting Suspicious Activities



- Crime Prevention is everyone's business! Always report suspicious behavior immediately.
- Remain calm. Keep away from the suspicious person(s) or activity and avoid taking any risks. Notify the Police Department; dial 911 or campus police, if applicable.
- Give your name, address, and phone number. The police need to contact you for more information later. If you prefer, you can remain anonymous.
- Tell the police whether the crime is in progress or has already been completed. (If you see a crime in progress, report it immediately. If you wait, the police will have a much more difficult time apprehending the suspect).
- Be prepared to give the following information:
 - A description of what happened (time, place, was anyone injured...).
 - A description of the suspect (sex, age, race, weight, distinctive characteristics).
 - A description of any vehicle (s) involved, license plate number if possible time and direction of escape.
 - Additional details and circumstances (if any).

Firearms

- No firearms, ammunition or dangerous weapons are allowed on property or in apartment.

Fire Safety



- Never use an elevator in case of fire or suspected fire.
- Learn the location of the nearest exits and fire extinguishers.
- Make sure that all smoke detectors are operational.
- Familiarize yourself with the floor exits.
- Keep hallway and stairwell doors closed.
- If you smell smoke or if the fire alarm goes off, you must vacate the building immediately.

How Will I Be Safe?

Being safe means different things to different people. However, being safe is often based on common sense and following those well-known rules that we have heard many times before which include:

- Don't trust strangers
- Always travel with those you know
- There is safety in numbers
- Never leave valuables unattended (not even for a minute)

Features to Deter Crime

(Features may vary from property to property)



No one can guarantee your safety; however, most of our properties offer various features to deter crime. Some of these features include:

Please utilize these deterrents as intended and directed. If at any time you find that they are not working, notify the management office immediately.

- Controlled-access gates
- Monitored intrusion alarms
- Emergency call buttons in bedrooms
- Deadbolt locks on entry doors
- Separate key entry to bedrooms

Noise & Behavior of You and Your Guests

While these issues are addressed in your lease agreement, it is important that you remember that Residents will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Resident, Resident's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other residents or Ambling Student Housing. Residents will not permit to enter the premises or to remain therein any person of bad or loose

character or of improper behavior. Resident shall further prevent any person/guest from willfully or wantonly destroying, defacing, damaging, impairing or removing any part of the building or the premises or the facilities or equipment. Please remember residents are always responsible for the conduct of all their guests. Do not invite strangers or post personal gatherings in your apartment or publicize a gathering as being open to the public on Facebook or other social media sites.

Illegal Drugs

Residents, Resident's family, employees, agents and/or guests will not engage in, permit or facilitate any drug-related criminal activity on or about the premises. The term "drug-related criminal activity" means the illegal manufacture,

sale, distribution, dispensing, storage, use or possession of a "controlled substance" or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a controlled substance.

Thank You & Welcome Home!

We have prepared this document with the hope that it will help provide tips for many of the questions you may have as you settle into your new home and serve as a valuable safety reference source. However, Ambling cannot guarantee your safety. Crime can occur any place and at any time. Please remember that your well-being is ultimately your responsibility and that of the local law enforcement agencies. Ambling Student Housing has proudly provided effective, courteous housing management to thousands of students for many years. Our aim is to work with you to make sure that your home with us is a happy and comfortable one. Please contact the management office if you have any concerns or questions regarding any part of this document.