

# HART | KING



## Theft of Rent Checks from Your Drop Box Protect Your Mobilehome Park!

Thieves stealing rent checks from drop boxes at leasing offices is becoming a more frequent problem. Thieves can “wash” the money orders in a way that removes the Park’s name, allowing them to use the funds for other purposes. The result: owners are not getting rent payments, and residents who paid their rent with a money order may be facing eviction for non-payment. The best way to avoid rental drop box theft and money order fraud is not to accept them at all, but for some communities, it is the only way for tenants to pay if they are not using a checking account.

**Secure rent drop boxes** - Ensure that your rental payment drop box is as secure as possible – perhaps by first placing it inside the leasing office—or by following these suggestions:

- **Hand-deliver when possible.** Advise your residents to hand deliver checks and money orders to trusted employees during office hours and not to leave any part blank.
- **Add video surveillance.** Install a video surveillance system if possible. Even a “decoy cam” can serve as a deterrent.

- **Offer electronic payment solutions.** Discard the rent drop box all together and require residents to pay during business hours or through an online system which are typically secure and accept payments 24 hours a day.

If you have any questions about the security measures to take with regards to rent checks, please contact one of the Hart King attorneys below.

*Experience Matters. We can help.*

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**Hart King** represents publicly held corporations, mid-sized businesses and entrepreneurs in all state and federal courts within California. The firm offers a wide range of civil litigation and transactional services in the areas of business, commercial real estate, employment, manufactured housing, professional design & construction, and trust and estate matters.

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