

# **KEEP TRESPASSERS OUT**

Preventing trespassers in REO/HUD homes is all about **making the property look watched, maintained, and difficult to access**. Most trespassers pick easy, low-risk targets—so your goal is to remove that “easy target” signal.

Here’s what actually works in the field:

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## **1. Lock It Down Properly (Not Just Basic Locks)**

- Rekey or change locks immediately after vacancy
- Use **high-quality deadbolts**, not builder-grade locks
- Secure all entry points: doors, windows, garage, side gates
- Install a **reliable lockbox** and manage access codes carefully

Weak or unchanged locks are the #1 failure point.

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## **2. Make It Look Occupied**

Vacant homes get targeted—occupied-looking homes don’t.

- Use timer lights inside

- Keep blinds/curtains in a natural position (not all closed)
- Put a security sign in the yard (even if basic)

Perception alone deters a lot of activity.

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### **3. Maintain the Exterior (Huge Impact)**

This is underrated but powerful:

- Mow the lawn regularly
- Trim bushes/trees
- Remove flyers, mail, or packages quickly
- Keep the driveway and entry clean

Neglect signals “no one cares”—and invites trespassers.

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### **4. Add Visible Security Measures**

- Motion sensor lights
- Exterior cameras (even basic ones help)
- Door/window sensors if possible

Visible deterrence matters more than hidden systems.

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## **5. Do Frequent Property Checks**

- Inspect at least weekly (more in high-risk areas)
- Check doors, windows, locks, and signs of entry
- Look for early warning signs (trash, footprints, tampering), broken windows

Consistency is what actually prevents long-term squatting.

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## **6. Secure “Hidden” Access Points**

Don't forget:

- Back doors and sliding doors
- Garage service doors
- Basement or crawlspace entries
- Fence gates

Trespassers often avoid the front door.

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## **7. Reinforce Vulnerable Areas**

- Board or secure broken windows immediately
- Use window locks or security film
- Add door reinforcement plates if needed

One broken entry point = open invitation.

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## **8. Follow HUD/Asset Manager Protocols**

If the property is owned by the U.S. Department of Housing and Urban Development:

- Follow required inspection schedules
- Document condition regularly
- Report issues immediately

Compliance isn't optional—and it helps prevent problems.

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## **9. Act Fast on Any Signs of Entry**

If you notice:

- A door unlocked
- New damage
- Personal items inside

Treat it as urgent:

- Re-secure immediately
- Document
- Notify the agent/asset manager

Delay is how trespassers turn into squatters.

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## **Bottom line**

You prevent trespassers by controlling three things:

### **Access + Visibility + Consistency**

If a property is hard to enter, looks monitored, and gets regular attention, most trespassers will move on to an easier target.

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