The Best Nest Program identifies properties that meet certain safety, security, and good neighbor criteria. There are two levels of Best Nest properties: Cherry and Diamond.

**CHERRY**
This set of standards focuses on crime prevention, and properties meet all the below criteria:
- Valid and current landlord license
- Valid and current certificate of insurance
- Adequate outdoor lighting*
  Adequate outdoor lighting is defined as having light that illuminates at least two feet of its immediate surrounding area as well as illuminates the ground surface beneath it
- Outdoor cameras with retrievable video footage*
* Landlords can participate in the Security Lighting and Video Camera Grant Program.

**DIAMOND**
This set of standards focuses on crime prevention (Cherry), residential safety, and being a good neighbor, and these properties meet all the below criteria:
- All Cherry criteria
- No current “unsafe” L&I code violations
- Minimal noise violations in the past year (2x per leasing year max)
- Minimal trash violations in the past year (2x per leasing year max)
- Landlord must provide enough trash cans, recycling bins, and storage space for these receptacles so that occupants’ trash and recycling can be stored on the premises between trash pick-up days and not left on the street or sidewalk.
  
  i. It is recommended that a 32-gallon trash bin be provided for every 3 occupants, and a 32-gallon recycling bin be provided for every 4 occupants.

Students will be encouraged to consider only properties that meet at least the Cherry standard when making living decisions.
PROGRAM ELIGIBILITY
To be eligible, a property must be within Temple’s patrol zone and be available for rent to Temple students. https://safety.temple.edu/services-programs/main-campus-patrol-map

ENROLLMENT PROCESS
This is a voluntary program, and landlords will self-certify annually that their property(ies) meet Cherry or Diamond criteria. More comprehensive information, including a checklist of what’s required to submit and how to submit the documentation, is available at housing.temple.edu.

For more information, contact the Office of Off-Campus Living in University Housing and Residential Life during normal business hours, Monday through Friday from 8:30 a.m.—5 p.m. at (215) 204-7184 option #2 or by e-mailing bestnest@temple.edu.

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