



Risk Tip: Agent Safety Tips

Agent Safety Tips are given as best practices to keep you safe. These Safety Tips are not meant to scare you or dissuade you from your regular real estate activities, but to make you aware. There is no single precaution that should be taken, rather you should layer multiple precautions to best protect yourself.

These safety practices apply to all agents, regardless of age, gender, size, etc. Safety precautions should always be taken.

Open Houses

1. Safety in Numbers - Partner up and have someone else with you. Another agent, a lender, an assistant, etc.
2. Make sure your phone is fully charged.
3. Know how to use the emergency feature on your phone and the Supra app.
4. Check in with your "buddy" at prearranged times.
5. Always keep your phone and keys on you (keys are sharp and can be used as a weapon) in case you need to make an abrupt exit.
6. Don't park in the driveway or anywhere that would allow your car to be blocked in.
7. Never assume the house is empty- check all rooms (behind the doors and shower curtains) and the backyard upon entering the house and again before locking up. Make sure to check that all windows are locked, too.
8. Make a mental note of potential exits and escape routes. Check the backyard gate - can it be opened from the outside? Can you easily unlock the gate if you need to use it to escape.
9. Inform neighbors of the Open House - request neighbors to park in the driveway to make the neighborhood look more active.
10. Request an ID from all visitors - if you are going to do this, remember to ask everyone as we cannot profile or discriminate.
11. Never lead the tour - walk behind the visitors so you never find yourself trapped without an exit.
12. Avoid attics, basements, garages, rooms without an exit, and even the 2nd floor.
13. Be aware of anyone who seems suspicious - are they lingering too long? Are they asking odd questions? Are they trying to get you alone?
14. Trust your gut!

Showings

1. Safety in Numbers - bring along another agent, have a spouse in the car, etc.
2. Meet clients at the office or public space before taking them on private showings.
3. Never meet clients at the office after hours alone.
4. Get clients information - take a photo of their driver's license, car type and license plate - send to your "buddies" phone.
5. Introduce your client to someone at the office.
6. Dawn to Dusk - show properties during daylight hours.
7. Make sure your phone is fully charged.
8. Know how to use the emergency feature on your phone and the Supra app.
9. Share your schedule and location with someone.

10. Touch base and check-in at pre-arranged times.
11. Be aware of areas with poor cell service.
12. Consider your wardrobe - flats over heels, subtle jewelry, etc.
13. Always keep your phone and keys on you in case you need to make an abrupt exit.
14. Have clients drive themselves.
15. Arrive early so that you can search the property and identify escape routes before the clients arrive.
16. If clients arrive before you have checked the property, ask them to wait on the sidewalk or driveway. This also allows you to step out once you've checked the property, and ask them to enter the property before you.
17. Don't park in the driveway or anywhere that would allow your car to be blocked in.
18. ShowingTime and most other real estate phone apps have built in safety features to use during showings.
19. Be aware of your surroundings - Poorly lit area? Questionable activity? Potential hiding spots? Door or window ajar?
20. Never lead the tour-walk behind the visitors so you never find yourself trapped without an exit.
21. Avoid attics, basements, garages, rooms without an exit, and even the 2nd floor.
22. Make a mental note of potential escape routes.
23. Keep hands free and available - Don't have hands full of folders, papers, bags, etc.
24. Call the office for 'Red Folder' or other agreed to "code" - State where you're at, who you're with, and you need someone to check your Red Folder. This will let us know something isn't right.
25. Have a secret word you use with your "buddy" when you feel threatened.
26. Trust your gut!

General

1. Register and subscribe for updates from TAR, AAR and NAR
2. Learn simple self-defense skills i.e. where and how to temporarily stun/distract an assailant.
3. Have a way to protect yourself- pepper spray, taser, etc. Only use/carry a self defense item if you have proper training with the item
4. Give up your property to save yourself - personal items can be replaced, so if being robbed or attacked, leave your personal property behind.
5. Run away if the situation feels uncomfortable
6. Yell for help - loudly and repeatedly!
7. If you have to physically defend yourself, remember your first priority is to escape.
8. Try to make an effort to remember an accurate description and any identifying marks of the attacker - photos are best, if taking them doesn't delay your escape.

This tip is not legal advice. It should not be a substitute for advice from professional counsel or the assistance provided by an agent's Designated Broker.