

REALTOR
SAFETY
BOOKLET



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Abstract white geometric shapes on a red background, including a rounded rectangle and a large, complex polygon.

OPEN HOUSE SAFETY

Open House Safety

Before the



If possible, try to have one other person working with you at the open house.



Try to arrive at the appointment early, before your client has arrived.



Have emergency numbers programmed on speed dial.



Check your cell phone's battery and signal prior to the open house.

Appointment/Open House



Alert someone where you are and all of the information on the prospect.



Grab the key beforehand so you don't turn your back to anyone getting it.



Unlock all doors. You lose time dealing with locks to get out.



Because you arrived early, it is best to wait in your car with the doors locked.

Open House Safety

During the



Have all visitors sign in with full name, address, phone number and email.



Have the clients enter the property first. Direct, don't lead.



Once in the property, keep the prospect in your range of vision at all times.



When showing the house, always walk behind the prospect.

Appointment/Open House



Position yourself close to a quick exit as much as you can. Be aware.



After, check all of the rooms and the backyard prior to locking the doors.



Avoid attics, basements, and getting trapped in small rooms.



Some might want to carry mace in case they encounter an aggressive situation.



REALTOR® SAFETY TIPS

Wear your REALTOR® ID

Always wear visible company identification such as a badge. It is also best to drive a vehicle clearly marked with your company name.

Don't get parked-in

When showing a property or meeting someone, park your car in front of the property rather than in the driveway.

Know where to go

Check road conditions and know the route before driving to a listing. Drive a vehicle that can handle rough terrain and mud.

Don't use the "v word"

When describing a listing, never say it is "vacant." This may be an invitation to criminals and squatters.



From dawn till dusk

Showing a property at dusk or after dark is not advisable. If you show a property after dark, turn on all lights as you go through, and don't lower any shades or draw curtains or blinds. Do not show properties at night that do not have adequate lighting.

Hide personal information

Tell your sellers: DON'T leave personal information like mail or bills out in the open where anyone can see it. Be sure to lock up your computer, laptop, jewelry, easy-to-pocket electronics, and prescription medications.

Nothing personal...

When talking to clients and prospects, be friendly but keep your personal information private. Avoid mention of where you live, and your evening or vacation plans, etc..

Choose flight over fight

While every real estate agent should take a basic self-defense course, the primary goal in any threatening situation is to escape from immediate danger and call for help.

Scam alert!

At an open house, be alert to visitors' comings and goings, especially near the end of showing hours. Police have reported groups of criminals that target open houses, showing up in groups near the end of the afternoon. While several "clients" distract the agent, others go through the house and steal anything they can quickly take.

Keep it secret, keep it safe

Limit the amount of personal information you share. Consider advertising without using your photograph, home phone number and/or home address in the newspaper or on business cards. Don't use your full name with middle name or initial. Use your office address—or list no address at all.



S.O.S

Agree on an office distress code

Create a voice distress code, a secret word or phrase that is not commonly used but can be worked into any conversation for cases where you feel that you are in danger. Example: “Hi, this is Jennifer. I’m with Mr. Henderson at the Elm Street listing. Could you email me the RED FILE?”

Have a lifeline

If you find yourself to be the last one in an open house and your car is not in the immediate vicinity of the venue, then make a phone call as you walk. Assailants will be less willing to attack if you are in the middle of a conversation with another person.

Carry less

If you carry a purse, lock it in your car trunk before arriving at an appointment. Carry only non-valuable business items (except for your cell phone), and do not wear expensive jewelry or watches, and don't carry large sums of money.



MOTHER NATURE & RURAL SAFETY TIPS



Weather

Some weather apps can send alerts in the event of a tornado, hail, blizzard, etc.. Be prepared for winter weather hazards. Have a survival kit in your trunk – a blanket, extra hats, gloves, boots, non-perishable food, and water. Take mother nature seriously!



Heat

Stay indoors if possible during peak hours and limit sun exposure. Drink plenty of water; even if you do not feel thirsty. Avoid excessive drinks with caffeine or alcohol. Dress in loose-fitting, light colored clothing.



Dogs

Give the dog ample time to adjust. Put space between you and the dog. Never turn your back on them and run away. A dog's natural instinct will be to chase you. If the dog attacks, "feed" them your jacket, purse or anything that you can put between yourself and the dog.



Snakes

Wear boots for protection. If a rock needs to be turned over, pick up the side facing away. Snakes in an "S" shape can easily strike. Listen for rattlers. Some snakes will curl up with their head tucked away in the middle of their curled up body.



Bees & Wasps

Most bees and wasps will not sting unless they are startled or attacked. Do not swat at them or make fast movements. The only exception is if you have disturbed a nest and hear “wild” buzzing. Protect your face and run from the area immediately.

Avoid sweet smells like perfume, candy, or flowers. They can even detect the sweet smell of chewing gum.

Do not try to get rid of the nest or hive yourself. Call pest control professionals for this service.

Honeybees also have sight. A floral design on your garment may be an invitation to check it out.



Fire Ants

Fire ants resemble ordinary ants and are reddish brown to black in color. Fire ants display aggressive behavior.

Fire ants attack anything that disturbs their mound. Their mandibles grip their target and their stingers inject the venom.

Do not stand on any fire ant nests or areas where they are foraging. Avoid contact at all costs.

Fire ants can be spotted by the presence of swarmer and worker ants. Their mounds aren't always obvious. Signs of a mound are very visible after a heavy rainfall, mainly because the rain forces them above ground.





KNOW
YOUR
RISKS



Entering Foreclosed or Vacant Homes
THE RISK: Squatters



Flashy Personal Marketing
THE RISK: Marketing materials that contain photos of yourself may attract the attention of criminals.



Transporting Strangers in Your Car
THE RISK: Being robbed, your car being stolen.

Inspect the exterior.

Don't confront a squatter.

If a squatter is in the home, leave immediately.

If you suspect someone is on the property,
leave and call the police.

Make sure your attire is professional.

Avoid provocative photos in your marketing.

At the open house, try to wear shoes you can run in.

Drive separately. If you have to take one car,
then you should drive.

Have the client follow you from listing to listing.

Make sure your car won't be blocked in and that you
park in a place where you'll be able to get out quickly.

Park on the street or the curb.



OTHER HELPFUL RESOURCES

Other helpful resources/information:

Cute movie for consumers.

<http://www.realtor.org/topics/realtor-safety>

Real Estate Allergy Safety FREE Online Podcasts

<http://condoradio.com/allergy-safety/>

ALL Types of Weather Safety Tips

<http://www.weather.gov/safety>

References/Links:

<http://www.realtor.org/topics/realtor-safety/articles>

<http://www.realtor.org/topics/realtor-safety/10-tips-for-holding-a-safe-open-house>

<http://realtormag.realtor.org/well-being/safety/article/2015/06/safety-checklist-for-showings>

<http://www.realtor.org/topics/realtor-safety/56-safety-tips-for-realtors>

<http://www.courierpostonline.com/story/life/home-garden/2015/05/04/avoid-scents-attract-bees/26877045>

<http://blog.cbharper.com/heat-stroke-safety/>

https://www.osha.gov/OshDoc/data_Hurricane_Facts/fire_ants.pdf

http://www.humanesociety.org/animals/dogs/tips/avoid_dog_bites.html?referrer=https://www.google.com

<http://www.realtor.org/topics/realtor-safety/rural-safety-tips>

https://www.ccohs.ca/oshanswers/biol_hazards/bees_wasps.html

**This booklet is for informational purposes only and should not be construed as legal advice.*



For Emergency Services dial 911

Local Service #s:

Police/Sheriff: (____) ____ - ____

Animal Control: (____) ____ - ____

Poison Control: (____) ____ - ____

Supervisor: (____) ____ - ____

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