

Top

REALTOR®



SAFETY

TIPS



A BSPOKE TITLE HOLDINGS COMPANY



KEEP IT LIGHT

Show properties before dark. If you will be working after hours, advise your associate or first-line supervisor of your schedule. If you must show a property after dark, turn on all the lights, don't lower any shades, or draw curtains or blinds.



OBSERVE POTENTIAL DANGERS AT YOUR DESTINATION

Have you noticed any suspicious activity? Are you parked in a well-lit visible spot? Could another vehicle block you in the driveway? Are people coming and going, or is it unusually quiet? Any obstacles, hiding spots, or loiterers in the parking lot or street?



BRING UP THE REAR

When showing a home, have your prospect walk ahead while you guide from slightly behind. Gesture and say, for example, "The master suite is in the back of the house."



HAVE "AN OUT"

Plan a scenario ahead that allows you to exit or prompt someone to leave if you feel uncomfortable or sense a potential threat. Examples: Your cell phone rang and you need to make a call, an agent is on their way, or you left something in your car.



PLAN ESCAPE ROUTES

Upon entering an open house property for the first time, check each room and determine any escape routes. Make sure all deadbolt locks are unlocked for easy access to outside.



DO NOT SHARE PERSONAL DETAILS

When talking to clients and prospects, be friendly but still keep your personal info private. This means avoiding mention of where you live, your after-work or vacation plans, and similar details.



YOUR EMAIL IS PUBLIC

Don't send any vital or private information via email. Keep in mind that unlike websites, email is never secure.



TOUCH BASE

Always let someone know where you're going and when you'll return. Leave them with your client's name and number, and schedule a check-in call with your office.



AGREE ON AN OFFICE DISTRESS CODE

Create a voice distress code—a secret word or phrase that's unusual but can be naturally used in conversation. Use it to discreetly signal you're in danger if someone threatening is within earshot, but don't want to alarm them. Example: "Hi, this is Jennifer. I'm with Mr. Henderson at the Elm Street listing. Could you email me the RED FILE?"



LONG-TERM THINKING

A property may take time to sell and require frequent showings, get acquainted with a few neighbors. They'll be more comfortable seeing a familiar face, and you'll feel better knowing they recognize your vehicle.



OPEN HOUSE SAFETY

It ain't over till it's over. Don't assume everyone's gone—check all rooms and the backyard before locking up. Be ready to protect yourself if needed.



LOCK UP CLIENT KEYS

Always follow the established lockbox key procedure to enhance agent safety. A secure lockbox system by NAR REALTOR Benefits® Partner, SentiLock, helps ensure keys stay out of the wrong hands.



DO NOT ACCEPT RIDES FROM UNIDENTIFIED TRANSPORTATION SERVICES

If you plan to use public transportation, be cautious of individuals offering rides in personal vehicles. Before entering any vehicle, ensure you can clearly identify it is a registered taxi and legitimate form of transportation before getting in. Look for official signs, logos, or a phone number. If you're using a mobile transportation app, the driver's name and vehicle details are provided. When in doubt, stay out.



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. Assaults will be less willing to attack if you are in mid conversation with another person. Give your best friend a call; they would love to hear about your day.



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, or appear to be carrying large sums of money.



YOU TAKE THE WHEEL

Whenever possible, take your own car to a showing. When you leave your car, lock it.



DON'T GET PARKED-IN

When showing a property or meeting someone, park on the street rather than in the driveway. This prevents your car from being blocked in, allows for a quicker escape, and draws more attention if you need to run to your vehicle.