

SEPTEMBER IS REALTOR SAFETY MONTH

Here's What You Need To Know

“That Funny Feeling”

A small voice. Call it whatever you like, it can save your life.



Over 90% of the time, a crime victim will tell police, “I knew something was wrong,” “I knew better,” or “I had a bad feeling.”

Instinct sees something before you consciously realize it. Trust this voice as it will tell you what the right answer is for that situation. When you get a bad feeling about a potential customer, a showing situation, or at an open house, believe that feeling and remove yourself from the situation.



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- Never meet a 1st time prospect at a vacant house based on a phone call. Meet at a public place and ask for identification.
- Snap photo of license plate & car and send to office or a friend.
- Always take your own car and never park in a driveway where you will be trapped. Lock purse/wallet in car out of sight.
- Keep photo of your car/license plate #, driver's license number and emergency contacts on file at your office.
- Be ready to defend yourself. Carry pepper spray and learn basic self defense techniques.
- Keep eyes on customers at all times. Being distracted (looking at phone) is when a predator often strikes.
- Never go into rooms with only one exit where you can be trapped (bathrooms, bedrooms, basements, attics).
- Ask a lender, co-worker or spouse to attend open houses with you.
- If you get a bad feeling, punch in wrong key-box code and tell buyer the system is down.
- Program police non-emergency #'s in phone for all areas you work in. Police are happy to meet you at a vacant house if you feel uneasy to tour or take photos alone.
- Stay alert, spot red flags early and trust your instincts.

A joint report was compiled based on agent assaults over a 12 month period. Data was gathered from police reports and attorney general offices, plus interviews with offenders. The hope was to raise awareness. Each attack was analyzed and this is what they found:

- Realtors are at risk because they are crimes of opportunity and the average consumer assumes they have money.
- Most attacks occurred on a Thursday or Friday afternoon.
- Luxury agents who knew their attacker and foreclosure agents who did not were both targeted.
- Most common guise of getting an agent alone was requesting a tour.
- Many of the attacks were sexual.
- Nearly 30% of attack victims were men.
- Most attacks did **not** occur inside major metro areas.
- Guns were used roughly 50% of the time.
- Robbery was the intention going into the attack but frequently resulted in murder.

Anyone meeting a stranger at a vacant house is vulnerable. Assaults against Realtors are just like crime in the rest of the nation - unpredictable and almost always unprovoked.

Trust Your Gut

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