



Neighborhood watches are one of the original foundations of community policing, and are referred to as the "Eyes and Ears of Law Enforcement." In Anderson Township, a new type of watch was developed, one that incorporates the real estate community into a **Real Estate Watch**.

Each office is set up on an e-mail contact system to forward crime prevention information, crime updates, wanted posters, etc. to them. Once the office contact receives the information, it will then be disseminated to all of their agents. Agents will be instructed to report suspicious activity to the Sheriff's Department.

We now have the ability to greatly increase our "Eyes and Ears" on the street by utilizing real estate agents, in addition to Neighborhood Watch members. This benefits Anderson Township and its residents, as well as the safety of the agents during their work duties.

In addition to Township safety, the benefits to agents are as follows:

- establishes a positive working relationship with the Hamilton County Sheriff's Office
- safer communities attract buyers and lower the time of market listings
- many agents live and work in the Township, thus maintaining an interest in their communities
- promotes a safe work environment for agents
- increases a positive public image for agents
- increases awareness and safety of open houses and vacant homes for sale

Hamilton County Sheriff's Office Anderson Township



www.HCSO.org



**NON EMERGENCY
513-825-2280**

Hamilton County Sheriff's District #5..... (513) 474-5770
Community Safeline..... (513) 688-8098
Enforcement Division (513) 825-1500

Anderson Township Administration
688-8400
www.andersontownship.org

Huff Realty (513) 474-3500
Star One Realty (513) 474-9100
Sibcy Cline (513) 474-4800
Comey & Shepherd (513) 231-2800
Coldwell Banker West Shell (513) 474-5000
RE/MAX Unlimited (513) 474-6767
Kemba Realty (513) 874-4663
Era Real Solutions Realty (513) 873-6116



**Hamilton County Sheriff's Office
Anderson Township**

Due to the nature of their responsibilities -- frequently showing property to strangers and manning residential open houses -- real estate agents often find themselves in situations where they may be uncomfortable for their own safety. The following crime prevention recommendations were developed specifically for these situations.



Realtors should avoid meeting a stranger or unqualified buyer alone at any property. It would be preferable for a first meeting to take place at the Realtor's office.



When showing property to a stranger or unqualified buyer, Realtors should avoid wearing expensive jewelry or carrying large amounts of cash.



Realtors should use good personal safety procedures when driving to and from appointments, particularly at night.



When they are showing property, Realtors should be sure either their office or a family member knows where they will be, whom they expect to be meeting with, and when they will return or be in touch.



If a Realtor is uneasy or has concerns about a possible buyer, they should trust their instincts. They should have someone accompany them and should not meet the buyer alone.



Most Realtors have a pager or a cell phone they carry with them. When on a call with a stranger or unqualified buyer, it is recommended they have their office or family member page or call them at a pre-arranged time.



If they have a cell phone or easy access to a telephone, the Realtor should call their office or a family member when they arrive at a property to be shown and also when they leave. It is preferable for the client to hear these calls being made.



Both the real estate office and an available family member or trusted friend should have information about the Realtor's motor vehicle — make, model, color, license plate number, etc.



It is recommended that real estate agents, particularly women, not man an open house alone. If it is necessary to do so, however, they should have an escape route from the part of the house they are manning — don't get trapped in dead-end rooms.



If property to be shown is in a dangerous or isolated neighborhood, at least two Realtors should go to the showing together.



Real estate offices should sponsor a Rape Aggression Defense (R.A.D.) or similar quality self-defense training course for agents.



Although it is a personal decision, Realtors may wish to carry pepper spray or a high decibel battery-powered audio alarm with them when showing property.



Before a home showing, have the owner remove easily concealable valuables, particularly jewelry. Items that would tempt a would-be burglar posing as a potential buyer such as coin collections, guns, jewelry boxes, etc. should be put out of sight.



While showing a home, the Realtor should not leave their purse or laptop computer in sight and unattended. Place them in a drawer or cabinet to keep them out of sight.



After a home showing, check all rooms to insure there are no stragglers and lock all doors. If the owner has not returned home when the Realtor leaves, they should leave enough lights on to give the home an occupied appearance.

