



REALTORS and REAL ESTATE AGENTS

BusinessSafe is based on the idea that certain businesses and industries may be exploited by terrorists who portray themselves as honest customers seeking to purchase, lease or somehow appropriate certain materials, licenses and/or services to covertly further a terrorist plot.

The following are general indicators of potential terrorist planning or activities. Alone, each indicator can result from legitimate recreational or commercial activities or criminal activity not related to terrorism; however, multiple indicators combined with other information may possibly suggest a terrorist threat.

- Physical surveillance, which may include note taking or the use of binoculars, cameras or maps near key facilities.
- Attempts to gain sensitive information regarding key facilities or personnel through personal contact or by telephone, mail or e-mail.
- Attempts to penetrate or test physical security and response procedures at key facilities.
- Attempts to improperly acquire explosives, weapons, ammunition, dangerous chemicals, flight manuals or other materials which could be used in a terrorist attack.
- Suspicious or improper attempts to acquire official vehicles, uniforms, badges, access cards or identification for key facilities.
- Presence of individuals who do not appear to belong in the workplace, business establishment or near a key facility.
- Behavior which appears to denote planning for terrorist activity, such as mapping out routes, playing out scenarios, monitoring key facilities and timing traffic flow or signals.
- Stockpiling suspicious materials or abandoning potential containers for explosives (e.g., vehicles or suitcases).

The following examples of activity relating to Realtors and Real Estate Agents, though not fully inclusive, may be of **possible** concern to law enforcement:

- An individual signing a lease for an apartment, house, store, or storage area without moving in for a protracted period of time without any explanation or apparent reason.
- An individual seeking to renew a lease for an apartment, house, store, or storage area although it was never occupied after the initial lease was signed.
- A premise is used for activity not normally associated with its intended design, i.e., use of an apartment as a house of worship.
- Documents submitted for personal identification or for a credit check do not appear authentic. (Al Qaeda Training Manual states: "It is preferable to rent these apartments using false names, appropriate cover...").

- The individual(s) living in the apartment or house is not the same individual that signed the lease.
- A sudden spike in the number of individuals or families, residing in different apartment buildings or houses in the area, abruptly moving before the expiration of their lease or rental agreement. This may include families that withdraw their children from neighborhood schools in the middle of the school year.
- An unusual request for building blueprints or similar documents or schematics are reported missing or stolen.

Your impressions and assessment based upon your professional business experience are extremely valuable and should help guide you in determining if a customer request, a fact pattern, or set of circumstances is unusual.

Please remember that the conduct of an individual will not necessarily be criminal in nature. Suspicious incidents should be reported immediately to your local law enforcement agency, Crime Stoppers, or your regional FDLE office. You may also email a tip regarding a suspicious incident utilizing the link on the [BusinessSafe homepage](#).

For all emergencies, call “911.”