

# LEARN EXPERIENCES



## SECTION 1: INTRODUCTION

### Learn from Others' Experiences

Every year, REALTORS® around the country are threatened, robbed, or physically or sexually assaulted while fulfilling the everyday requirements of their jobs. Some even lose their lives. By learning from these unfortunate and sometimes tragic incidents, we REALTORS® can make adjustments to the way we do business and avoid violent crimes.

We've gathered a few examples from across North America.

#### New York

Two women were charged with petty larceny, grand larceny and criminal possession of stolen property—all occurring during their walk-throughs of New York City open houses. The women, both in their 30s, posed as potential buyers to get inside high-end apartments. They allegedly stole from four different open houses, pocketing diamond rings, a fur coat, a Coach bag and a Tiffany clock. They were finally caught when a witness noted the license plate on their car.

*(SOURCE: New York Post, November 26, 2007)*

[www.nypost.com/seven/11262007/news/regionalnews/gal\\_pals\\_in\\_realty\\_robbery\\_906720.htm](http://www.nypost.com/seven/11262007/news/regionalnews/gal_pals_in_realty_robbery_906720.htm)

#### Florida

A female agent arrived for a showing at a vacant house in Lakeland, where two men posing as customers ambushed and robbed her. The men were already inside the house when she arrived, and quickly overpowered her and tied her up and locked her in the laundry room of the house. Although they threatened her with a utility knife, they did not hurt her. After the men left with her purse and her car, the agent managed to escape and alert the police.

*(SOURCE: Florida's ABC.com)*

[www.abcactionnews.com/news/local/story.aspx?content\\_id=4683af3b-b862-42b4-9a38-3056d57a1bbb&rss=794](http://www.abcactionnews.com/news/local/story.aspx?content_id=4683af3b-b862-42b4-9a38-3056d57a1bbb&rss=794)

(continued)

# LEARN EXPERIENCES



## Ontario, Canada

A male real estate agent in the Toronto area arrived at an empty property to meet three men who appeared interested in buying. When the REALTOR® and one of the men went inside for a viewing, the other two men waited a few minutes and followed. There they produced a gun and tied up the agent with plastic bindings. They stole what they could carry and left. Shortly after, the agent managed to escape and call police.

*(SOURCE: Global News)*

[www.canada.com/globaltv/ontario/story.html?id=088a01ca-f95e-4f85-8420-5f1305896463](http://www.canada.com/globaltv/ontario/story.html?id=088a01ca-f95e-4f85-8420-5f1305896463)

## California

A real estate agent survived a brutal attack from a man posing as a buyer. When she met the client outside an unoccupied home for sale, the man forced her inside at gunpoint. He raped her and stabbed her repeatedly, but she fought back and managed to injure him. The man fled and the agent was able to summon help from a neighbor. The man was apprehended that evening, and the woman is expected to survive.

*(SOURCE: California's CBS 2 News)*

<http://cbs2.com/local/Rape.Real.Estate.2.672952.html>

## Wisconsin

A 71-year-old real estate agent unintentionally provoked her prospective client, leading to her death. The agent met the man, who turned out to be a convicted sex offender, at a vacant property. During the showing, she asked him why he was looking at a home he could not purchase. The man choked her, beat her and then started a fire in the house to cover up his crime. The agent died of smoke inhalation.

*(SOURCE: The Daily Iowan, March 21, 2008)*