March 2025 Real Estate Calendar: Real Estate Security

This calendar is designed to enhance safety awareness and provide a better understanding of specific loss exposures and best practices to reduce those exposures. Each month will contain a safety topic and daily associated tips. See the following page for weekly topics.

Real Estate Security best practices. Tenants, guests, vendors, and staff members expect a safe environment when they enter your building(s). Unfortunately, there may be times when unexpected activities occur; someone loitering throughout the building, vandalism, theft of items, potential assaults and other scenarios where someone' security is jeopardized. Luckily, incorporating best practices to address potential security related loss exposures may assist in thwarting an unfortunate event. Below are examples of key security best practices to assist in providing a more secure environment.



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Real Estate Security best practices:

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Week 1	Week 2	Week 3
Conduct threat assessment	Training: De-escalation and conflict resolution	Use of Technology
 Recognize potential threats (individuals, groups, climate related, cyberattacks) Analyze the potential threats (type of threats, where may they originate) Identify any vulnerabilities that could be exploited Determine the potential frequency and severity Prioritize as needed Create policies and procedures Train your staff, tenants, vendors as needed 	 Create policies and procedures to de-escalate and resolve conflict. Immediately contact the Manager or Police if you sense a violent act Do not raise your voice to someone who is clearly agitated If the aggressor comes at you, you might want to speak loudly and say, "stop, don't hit me" If an individual appears aggressive, maintain an obstruction such as a table or chair between you and the person Use positive language "I will see what we can do to help", stay calm and composed Apologies can help to de-escalate- be an active listener and avoid aggressive body language- i.e arms folded in front of you 	 Use of key cards, badge and mobile access controls Closed- Circuit Television (including thermal imaging) with continuous monitoring Use of glass break and motion sensors Mass notification system (for tenants, vendors, staff) Two-way radios Mobile surveillance applications to allow monitoring live Maintain at least 60 days of video retention

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Week 4

Self-Inspections

- 1. Inspect for signs of vandalism
- 2. Ensure all security equipment operates as intended
- 3. Document any damaged equipment
- 4. Track repair or replacement of equipment through to resolution
- 5. Evaluate condition of landscaping to prevent hiding places
- 6. Inspect adequacy of interior and exterior lighting
- 7. Ensure self-closing doors operate as intended and exit doors are unobstructed