



HUMAN TRAFFICKING & MONEY LAUNDERING INDICATORS FOR REAL ESTATE PROFESSIONALS

BEHAVIORAL & PHYSICAL RED FLAGS

- Locks on interior bedroom doors in single-family homes.
- Tenants or individuals who appear malnourished, frightened, or out of place.
- Visible restraint injuries (wrist bruises, rope burns).
- Tattoo 'branding' – crowns, initials with dollar signs, placed on shoulders/chest.
- Lack of personal possessions; clothes in garbage bags, mismatched or inappropriate footwear.
- Multiple mattresses in basements or non-bedroom spaces.
- Living quarters (beds, kitchens) found in commercial or storefront properties.

TRANSACTIONAL OR OPERATIONAL RED FLAGS

- Nominees or straw persons signing leases or offers to purchase.
- A third party is directing the transaction but is not present.
- Preference for cash, gift cards, or white-label ATMs.
- Businesses with excessive surveillance, buzzer-only entry, and curtained windows.
- Operators or tenants who change frequently, with reused signage or branding

HIGH-LEVEL MONEY LAUNDERING INDICATORS

- One trafficker may move \$1M–\$2M per victim annually—often in cash.
- Use of holding companies, trusts, or shell entities.
- Presence of 'paper spouses' or people legitimizing suspicious enterprises.
- Repetitive use of specific lawyers or notaries across unrelated transactions.
- Registered Massage Therapists (RMTs) issuing fraudulent receipts for illegal services.

PRACTICAL GUIDANCE

- Look for clusters of red flags—not just single indicators.
- Observe both the physical condition of individuals and transactional arrangements.
- Trust your instincts—if something feels wrong, ask questions or report it.
- Report suspicious activity to local authorities or your compliance officer.
- Know that real estate may be exploited for laundering, harboring victims, and facilitating criminal networks.

1 BE AWARE OF THE SIGNS

- Assess the situation
- Use the indicators listed to identify anything unusual with the person's behaviour or appearance
- Ask your peers if they spot the same signs as you - it's important to identify multiple signs

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CALL 911

FOR EMERGENCY SUPPORT

CALL 211

IF YOU OR SOMEONE YOU KNOW NEEDS
RESOURCES OR SERVICES IN ALBERTA

FOR ADDITIONAL RESOURCES,
CALL CANADA'S HUMAN TRAFFICKING
HOTLINE AT 1-833-900-1010

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REPORT SUSPICIOUS BEHAVIOUR

- Provide the date and location of the suspected incident
- Give a physical description of the people involved (name, age, hair colour, height, clothing, and more)
- Note the make, model, and license plate of any vehicles involved in the incident
- Offer a summary of the situation that led to the report