








10 red flags every estate agent should know

Spotting unusual behaviour matters. Even if you can't explain why. Read our money laundering warning signs.




Client behaviour

-  **Pressure** to complete quickly
-  **Push back** on routine AML questions
-  Source of funds **explanations that change**
-  Third-party funds with **no clear connection**

Property and transactions

-  **Last-minute changes** to funding arrangements
-  **Repeated buying and selling** in short time frames
-  Attempts to **avoid internal escalation**

Money and funds

-  **Complex structures** with no obvious purpose
-  **Property value does not align** with the buyer profile
-  **Reluctance** to explain ownership or control

If in doubt, escalate!

If something feels off, don't hesitate. Report it to your Money Laundering Reporting Officer.



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