

AML For Real Estate

You Need to Avoid:

- ✓ Penalties
- ✓ Imprisonment
- ✓ Administrative Fines
- ✓ Deregistration



Tuesday May 26th, 2026
Time: 5:30pm – 7:30pm

Requirements under Proceeds of Crime Act

Are you a natural or legal person, partnership or firm carrying on the business of -

- (a) the auctioning or negotiating the sale, exchange, purchase, lease or licensing of real property;
- (b) advertising or holding himself out as being engaged in the business of auctioning or negotiating the sale, exchange, purchase, lease or licensing of real property;
- (c) engaging in property management either as a consultant or an agent;
- (d) taking part in the procuring of vendors, purchasers, lessors, lessees, landlords or tenants of real property; or
- (e) directing or assisting in the procuring of prospects, or the negotiation or closing of transactions which result in the sale, exchange, lease or licensing of real property.



This AML Training Programme is For YOU

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TRAINING DATE
TUESDAY MAY 26TH, 2026

Requirements under Real Estate Agents Act, 12 of 2020

In accordance with Section 5 of the Real Estate Agents Act, 12 of 2020, a person engages in real estate business if he—

- (a) auctions or negotiates the sale, exchange, purchase, lease or licensing of real property;
- (b) advertises or holds himself out as being engaged in the business of auctioning or negotiating the sale, exchange, purchase, lease or licensing of real property;
- (c) engages in property management, either as a consultant or as an agent;
- (d) takes part in the procuring of vendors, purchasers, lessors, lessees, landlords or tenants of real property; or
- (e) directs or assists in the procuring of prospects, or the negotiation or closing of transactions which result in the sale, exchange, lease or licensing of real property.

As a Real Estate Stakeholder are you aware that:

- You now have five days to Report a Suspicious Activity to the FIUTT?
- You are subject to an Administrative Fine is you contravene Regulations – POCA, FIUTT, ATA, Proliferation Financing?
- Failure to rectify AML contravention or pay the Administrative Fine may warrant the matter to be reported to the Commissioner of Police
- If you knowingly make a misrepresentation to the FIUTT, you and the entity can be liable on summary conviction to a fine of \$250K + 2 years' imprisonment.
- Under POCA, a person can be charged for the Offence of Money Laundering once he deals / engages with Criminal Property (Benefit out of a Criminal Conduct).
- There can now be Undercover Operations to investigate ML and FT
- That you need to redo your CP due to numerous legislative and regulatory changes
- Listed Businesses can now have a Group Compliance Programme
- Listed Businesses now must perform an Independent Review on Legislation and reliability of its systems.
- If you are unable to apply CDD, you must not establish business relationship with potential customers, terminate existing accounts and report matter to CO
- You can now use electronic signature for electronic documents during CDD process
- For Business Customers identification, you must obtain the name of each director and senior managers responsible for the management of business operations.
- The quantum of Administration Fine is conditional on the materiality of contravention – Very Serious / Serious / Moderate
- Under ATA, reporting entities must freeze funds and file a report with the FIUTT one a customer is on the List.
- Reporting Entities must now adhere to Oral Instructions given by the Director of FIUTT – failure for not complying \$250K + 2 years
- Registration with the FIUTT is now valid for Five Years
- NRFI and Listed Business now have to submit financial statements to the FIUTT
- You must register with the FIUTT within 30 days of commencing business activities
- You must notify the FIUTT within 30 days of any changes in entity's name, registered office, nature of business, name of compliance Officer – Fine is \$20K
- You must develop a Compliance Programme in conformity with Counter Proliferation Act.

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AML For Real Estate

This tailor-made AML Training For Real Estate Professionals / Agents / Brokers and other Stakeholders is designed for persons who are involved in the buying and selling or leasing property to be aware of their Anti Money Laundering / Counter Financing of Terrorism / counter Proliferation of Financing obligations and responsibilities under the laws and regulations in Trinidad and Tobago.

The discourse will provide participants with the necessary information and tools to establish systems, procedures and controls to meet AML/CFT obligations in order to avoid sanctions, penalties and possible imprisonment.

Sample of Areas to be covered

<ul style="list-style-type: none"> • Why Real Estate? Why AML? 	<ul style="list-style-type: none"> • AML Obligations
<ul style="list-style-type: none"> • ML in Perspective - Criminal Property / Criminal Conduct 	<ul style="list-style-type: none"> • Penalties / Fines / Sanction
<ul style="list-style-type: none"> • Compliance Examinations 	<ul style="list-style-type: none"> • AML Laws and Regulations (Including amendments and new laws)
<ul style="list-style-type: none"> • Record Keeping Requirement 	<ul style="list-style-type: none"> • CDD Onboarding / KYC
<ul style="list-style-type: none"> • Compliance Programme 	<ul style="list-style-type: none"> • Administrative Fines
<ul style="list-style-type: none"> • Reporting - SARs 	<ul style="list-style-type: none"> • Independent Testing
<ul style="list-style-type: none"> • Training 	<ul style="list-style-type: none"> • Compliance Officer
<ul style="list-style-type: none"> • Sales Associate / Broker 	<ul style="list-style-type: none"> • Compliance Programme
<ul style="list-style-type: none"> • Specific Provisions – Real Estate Agents Act, 2020 	<ul style="list-style-type: none"> • Recruitment of Staff

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Compulsory Training

Under Regulation 6 of the Financial Obligations Regulations:

“The financial institution or listed business (Like Real Estate) shall make arrangements for the training and ongoing training of the directors and all members of its staff”

Certificate of Participation

A certificate of participation will be provided to each participant.

Cost / Investment

AML/CFT training is an investment in risk management to avoid penalties and fines for persons involve in the business of real estate.

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Fee Per Participant: TTDS\$400(VI)

The price includes:

- Professional facilitation of training
- Extract of training material
- Certification of Participation – Attesting to having completed the statutory training
- Updates on new changes to legislation
- Opportunity to join our mailing list to receive relevant information

Virtual / Online Platform



Payment Methods

For ACH Online Payment

Name of Bank: **Republic Bank Limited**
Account Name: **NEM Leadership Consultants**
Account Number: **090244847901**
Account Type: **Chequing/Commercial**

Credit Card Payment

Kindly request Credit Card link



Cheque Payment

Make cheque payable to NEM Leadership Consultants.

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