



RAHN MONITOR

Your one-stop Sanctions, Adverse Media screening and reporting solution, designed to take your 'Know your customer' to the next level.

Estate Agents

The FIC Act has expanded the scope of compliance to include Estate agents to fall within the FIC's supervisory function. Estate Agents under the act are called the designated non-financial businesses and professions (DNFBPs).

Estate agents are now classified as an accountable institution subjecting them to enhanced AML (Anti-Money Laundering), CFT (Counter Financing of Terrorism), and CPF (Counter Proliferation Financing) supervision by the Financial Intelligence Centre (FIC).

As a result, Estate agents must adhere to more strict compliance standards and reporting obligations, ensuring greater transparency and regulatory oversight within these industries.

Estate Agent Definition

Item 3 of Schedule 1 to the FIC Act includes an estate agent as an accountable institution as defined in the Estate Agency Affairs Act, 1976 (Act 112 of 1976) (EAA Act). Annexure A provides an excerpt listing the full definition of an estate agent in terms of the EAA Act.

... any person registered as an estate agent prior to February 2022 will remain an accountable institution in terms of FIC Act. Any person performing the activities of an estate agent, although they may be referred to as a property practitioner after February 2022, will too be considered as an accountable institution in terms of Item 3 of Schedule 1 to the FIC Act.

Other material

- [Sector risk assessment](#)
- [Directive 6](#)
- [Reference guide](#)

Recommendations

With the introduction of the amended Financial Intelligence Centre Act (FIC Act), certain obligations have been placed on Estate Agents to ensure they play a proactive role in the detection and prevention of money laundering and financing of terrorism.

These obligations are critical in maintaining the integrity of Estate Agents.

- Perform customer due diligence
- Report suspicious transactions
- Maintain comprehensive records
- Implement internal controls and compliance measures
- Conduct risk assessments
- Report cash threshold transactions

These measures collectively aim to enhance accountability of Estate Agents.

Public compliance communication

- [PCC 56](#)
- [PCC 53](#) – RMCPs



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What is the FIC

The FIC Act introduces a regulatory framework of measures requiring certain categories of business to fulfil compliance obligations.

The FIC Act deems these categories of business, called accountable institutions, as being vulnerable to being abused by criminals for money laundering and terrorist financing purposes.

All FIC Act compliance obligations are premised on institutions implementing a risk-based approach to combating money laundering and terrorist financing. Refer to the [Reference guide for all accountable institutions](#) for more information on the FIC Act obligations.

The Public compliance communication (PCC) provides guidance on Targeted Financial Sanctions (TFS), and recommendations regarding the implementation of a risk-based approach to combatting proliferation financing (CPF) and activity-based sanctions.

The [PCC](#) also provides clarity on certain definitions including counterproliferation financing of weapons of mass destruction and sets out heightened risk scenarios.

Penalties for non-compliance can range from **R 10 000** up to **R 1 mil** fine for more severe violations such as failure to report suspicious transactions or inadequate customer due diligence.

FIC Act Requirements

- Register with the FIC
- Submit regulatory reports to the FIC
- Implement a risk-based approach
- Develop a risk management and compliance programme
- Determine beneficial ownership
- Conduct customer due diligence
- Determine if clients are politically exposed persons
- Monitor transactions
- Keep records of customer transactions
- Appoint a compliance officer
- Train employees on how to comply with the FIC Act

What the FIC does

- Receive regulatory reports and transaction and other data from accountable institutions and other business
- Interpret and analyse the data received
- Produce financial intelligence from this data for the use of competent authorities in their investigations, prosecutions and applications for asset forfeiture
- Produce forensic evidence based on the flow of financial transactions
- Exchange information with bodies that have similar objectives in other countries regarding combating of ML, TF and PF (money laundering, terrorist financing and proliferation financing), and other similar activities
- Facilitate effective supervision and enforcement by supervisory bodies



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Updated Daily



Pay-as-you-go



API Availability

About Rahn Monitor

Explore our sophisticated platform called RAHN Monitor, designed to take KYC (know your customer) to the next level. Whether you are required to comply with Anti-Money Laundering legislation or simply need to ensure that you are only doing business with individuals and entities that are above board, we have you covered.

With built-in Artificial Intelligence (AI) capabilities that take the grunt work out of investigations to multiple integration points, it has never been simpler to ensure that you are in control of the risks within your customer base.

Multi-Phased Approach

1

Global Sanctions Coverage

Our dataset brings together the most prominent sanctions lists across the globe and is updated daily.

2

Advanced Match Algorithm

Our Advanced search algorithm incorporates multiple fuzzy logic options, which combined with our probability score, gives you the confidence to clear potential hits quickly and effectively.

3

Custom Database

The custom dataset functionality allows any company to build their own internal do-not-do-business list which can help ensure no unwanted elements are onboarded into the company.

Who is it for?

Rahn Monitor is a vital tool for Estate Agents who function as head compliance. They ensure adherence to regulations set by the Financial Intelligence Centre Act (FIC Act).

It streamlines customer due diligence, suspicious transaction reporting, and record-keeping, helping to prevent money laundering and financing of terrorism.

With its user-friendly interface and robust features, Rahn Monitor simplifies compliance processes, reduces the risk of non-compliance, and helps avoid significant fines and reputational damage.

4

Adverse Media

The Adverse media function allows users to conduct this component of the client due diligence on individuals of interest.

5

Multiple Integration Points

Our system was designed for small, medium and large users by providing three different integration options.

6

Monitor-GPT

Our MonitorGPT AI assistant was designed to take Enhanced Due Diligence to the next level. We connected our AI to the internet and developed it to search and create a comprehensive overview for you.