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Preparing Your Property for Showings & Public Open Houses



CONNECTICUT ASSOCIATION OF
REALTORS[®] INC.

Preparing Your Property for Showings & Public Open Houses



A showing or public open house can be a useful tool to expose your real estate to potential purchasers.

Real estate professionals have no way to perform background checks on persons being shown or attending an open house. It is up to the homeowner to secure valuables and papers.

Jewelry and other valuables should not be in dresser drawers, closets, cabinets or other places that are accessible by a casual looker. Assume that legitimate potential purchasers will want to see the inside of closets and other storage spaces. Store small valuables in an off-site facility, such as a safe deposit box, that can accommodate valuable items.

Do not leave personal papers, cash, bills, journals, rings, appointment books, calendars, checkbooks, and credit card numbers on desks, tables, filing cabinets or, especially, on the refrigerator. Make the house as neat and orderly as possible.

Lock desks and places where valuable items are capable of being stored.

Store medicines and prescriptions. Unfortunately, some people are just plain nosy. Others may view your pain killer prescription as a means to get a quick fix.

Secure your pet.

Remove any firearms and ammunition or store these items under lock and key.

Discuss with the agent who will be attending the open house whether you will permit video taping, camera phones and other recording devices. Some legitimate purchasers will ask permission to record so they can discuss what they see later.

If you have an alarm system that is capable of using temporary codes or passwords, provide the agent at the open house with the temporary code or password and change the temporary code or deactivate it immediately following the open house.

Check with your insurance agent to determine whether your homeowner's insurance policy will cover any loss, liability or damage to the home during the showing or open house.

Remedy any potentially dangerous conditions that might injure a visitor on the property. Remove clutter and personal items from stairways and doorways. Turn on lights to basements and attics.

Remember that this is your home and only you know what valuables and other personal items and information are present in the home. Real estate agents are trained professionals at selling real estate; they are not security or law enforcement experts. The homeowner is the best person to protect the homeowner's valuables, personal information and items.

Purchasers may not necessarily be chaperoned through all parts of the property by the real estate agent.



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