

# 20 SAFETY TIPS

## FOR REALTORS TO MAKE A HABIT

**1** Obtain information about the prospective buyer prior to setting up a meeting. Call in advance or provide a buyer's questionnaire to be filled out online or via e-mail.

**2** Meet first time clients at the office. Introduce them to co-workers and make it clear you are leaving the office to view a property together.

**3** Never advertise your listing as "currently vacant."

**4** Avoid showing a property at dusk or in the evening (now that autumn is upon us, this is often earlier than we anticipate).

**5** Advise the homeowners to put away valuable possessions before the home showing. Provide them with a list of items to lock up in advance and schedule a walk through with them an hour before the showing to reiterate what possessions should be secured.

**6** Inform a friend or colleague when and where you have a showing. Set a time they should call the police if they have not received a phone call from you.

**7** Park your car in a spot where you cannot get blocked in and note the safety of the surroundings. Is there shrubbery within 10 feet that will act as a hiding place? Will it be well lit after dusk?

**8** Invite neighbors to the open house and include your home inspector or escrow officer to participate in the showing with you. Make use of safety in numbers!

**9** Never leave or forget the keys in the front door upon entering.

**10** Lock the door behind you after entry.

**11** Return the key to the lock box. Never pass off the home keys to anyone else.

**12** Attach decorative bells to home entryways that are unlocked to alert you when someone ventures into the home.

**13** Pick the room with the most cellular service to set up your waiting area during the open house.

**14** Identify escape routes and never go into a room with a guest that does not have one (e.g. laundry rooms, bathrooms, walk-in closets, etc.). Wait just outside the doorway while they explore.

**15** Do not lead the home showing; guide it. Allow guests to walk in front of you and direct them where to head.

**16** Keep children insight. You're not the babysitter, but certainly wouldn't want something harmful to happen while you're responsible for the space.

**17** Retrace steps and lock all doors before leaving. Buyers may have separated and opened doors that you didn't plan to.

**18** Keep an eye on prized possessions by setting up a security camera or download an app that allows you to turn your phone/tablet into one (there are several available for free!)

**19** Look around when walking to and from your car (especially in the dark). Lurking criminals are less likely to attack when they perceive you are aware of your surroundings.

**20** Trust your intuition! If a situation doesn't feel right, find an alternative way to proceed.