



March 17, 2017

OPEN HOUSE SAFETY

Now that it is open house season, we suggest all members do the following:

Advise your sellers to notify their insurance company that the property is listed for sale and notify the seller they should have adequate insurance coverage. If the property is to be vacant during all or part of the term of this listing, the seller should request that a “vacancy clause” be added to their insurance policy.

Advise sellers not to leave valuables lying around – or in drawers. This includes jewelry, watches, coin and stamp collections, handguns, prescription drugs, etc.

On the day of the open house, arrange for the seller to meet with you before the house is opened to the public. Advise the seller of the risk. Go around the house with the seller and inspect for accessible valuables.

If there’s more than one person in the house, make it clear that they’ll have to stay together as you show them the house. Watch to see that nobody splits away from the group.

Ask everyone to sign an open house log as they enter. Get phone numbers and addresses if possible. If they refuse to sign, it will alert you to be more careful. Of course, the thieves aren’t going to give their correct names and addresses. However, this too can be helpful to the police. If it’s a false address, the police can zero in on obtaining descriptions of those people.

The above doesn’t guarantee against theft. We’re sure you can think of other things that can be done to minimize the risk. If you have any good suggestions, let us know.

THIS IS A SERIOUS MATTER!

TEMPORARILY OFF MARKET (TOM) STATUS

If you or another agent has a property listed as TOM, a listing may not be entered as New until the TOM listing has been Released. The definition of temporarily off market is as follows: Owner and Broker agree that the Property shall be taken off the market temporarily, such that no active marketing activity shall be conducted at this time. Owner and Broker agree that the relationship between them shall continue to exist, and all rights to commission and other terms and provisions of the Listing Agreement shall continue to apply.

