March 16, 2018

OPEN HOUSE SAFETY

Now that open house season is here, 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.

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IMPORTANT NOTICE!!!

For those of you that are inputting listings in your office, you **MUST** search on the address before putting it in the computer. If it shows a status of **NEW, ACTV, BOM, DECR, INCR, EXTD, CTG, TOM, or PEND,** you cannot input the listing until the one that is in the computer is Released, Flubbed Off the Market or Expires, which ever it may be. If it has a status of **LEAS**, please call MLS to verify that it has expired. If you do input the listing and there is another one in the computer with some kind of active status, your new listing **WILL** be **DELETED** from the system.