



TITLE GUARANTY
HAWAII

PERSONAL SAFETY TIPS FOR HOLDING OPEN HOUSES

There have been security concerns within the real estate industry when it comes to open houses. The personal safety of the agent and the seller's security should be a priority, as an open house is an invitation to strangers to come inside, and a few may have criminal intentions.

Here are some fundamental safety strategies that can be adopted with every showing of an open house:

Never Work an Open House Alone.

Bring another agent or a mortgage broker along. They can help you register guests, or accompany one group to view the home while you work with a second group.

Check out the neighborhood and look for anything out of place.

You should do this when you initially approach the property. Check for anything that is out of place. If there is any doubt, seek assistance.

Walk the perimeter of the home.

Notice all exits including doors and windows as possible escape routes. See what the exits are in the back yards or alleyways. Notice locks on fences and gates.

Make sure your cell phone is freshly charged before you hold an open house.

Keep it handy. Practice dialing 911 without looking at the dial. Hopefully, you will never need this skill, but if you do, you'll be ready.

Make sure someone knows where you are.

It's a good idea to be on your cell phone talking to a family member or someone from the office to let them know you have arrived at the home.

Keep all exits unlocked.

Leave the front door wide open. If the homeowner is present, this will not be necessary.

Don't turn your back on your new prospect

Let them lead the way. You direct them to their left or right explaining what they are viewing. Always gesture for them to go ahead of you.

Handle all prospects in the same manner and by the same rules.

If you make it clear to all prospects that they must sign a register and leave their identification with you while they view the home, then you are following a policy to protect the seller as well as yourself.

Information deemed reliable, but not guaranteed. The example in this document is a sample and there are many nuances and deviations from the above sample.

Information obtained by: Realty Times Online at:
[Http://realtytimes.com/rtapages/20020304_safety.htm](http://realtytimes.com/rtapages/20020304_safety.htm)