



## **Holding a Safe Open House**

1. If possible, always try to have at least one other person working with you at the open house.
2. Check your cell phone's strength and signal prior to the open house. Have emergency numbers programmed on speed dial.
3. When you arrive, check all rooms and determine several "escape" routes. Make sure all deadbolt locks are unlocked in case a fast escape is needed
4. Make sure that if you were to escape by the back door, you could escape from the backyard (and that it doesn't have a high fence with no gate).
5. Have all open house visitors sign in. Ask for full name, address, phone number and e-mail.
6. When showing the house, always walk behind the prospect. Direct them; don't lead them. Say, for example, "The kitchen is on your left," and gesture for them to go ahead of you.
7. Avoid attics, basements, and getting trapped in small rooms.
8. Notify someone in your office, your answering service, a friend or a relative that you will be calling in every hour on the hour; and if you don't call, they are to call you.
9. Meet the neighbors and let them know you will be having an open house and ask if he or she would keep an eye and ear open for anything out of the ordinary.
10. Don't assume that everyone has left the premises at the end of an open house. Check all of the rooms and the backyard prior to locking the doors. Be prepared to defend yourself, if necessary.



11. Park where you cannot get blocked in.
12. Advise clients to remove valuables and prescriptions medications, and make sure this has been done before the start of the open house.
13. Women, place your purse in your trunk before you arrive at the house, and carry into the house only what you need.
14. When selecting a room to sit in, pick the room with the strongest cell signal.
15. Check out your visitors as they come in and make sure you are comfortable with them. Enlist your support team if not. Never turn your back on a visitor.
16. Never walk into walk-in closets, bathrooms, or rooms without escape routes. Direct visitors to those rooms.
17. Keep your cell phone in your hands at all times; never set it down or leave it unattended
18. Close up the open house in teams: openings and closings are the most dangerous times
19. Don't let your guard down with small women versus large men. Treat all visitors equally.
20. If you don't have a partner, make it look like one is coming or is already there. Have a second chair with a sweater on it, while your chair also has a sweater on it. Have two opened bottles of water or soda in front of these 2 chairs. Even have a second pad in front of the empty chair with notes on it.

Sources:

Washington Real Estate Safety Council; City of Mesa, Arizona; Nevada County Board of REALTORS®; Georgia Real Estate Commission  
NAR's REALTOR® Safety Web site at [www.REALTOR.org/Safety](http://www.REALTOR.org/Safety)



Inman Connect 2017 <http://www.inman.com/2011/06/23/10-steps-a-safe-open-house/>

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