

Staying Safe During Showings

When you sell your own home, you open your door to strangers. These sensible precautions keep you safe — from a licensed broker with 40+ years of experience.

The vast majority of people who tour your home are exactly who they say they are. But because you're the one letting them in, the responsibility for safety is yours. This isn't paranoia — it's prudence. **Make these your routine.**

1. Before anyone arrives

- ☐ Had a phone or email conversation with the prospect first
- ☐ Collected their **full name and contact info**
- ☐ Asked if they're pre-approved / working with an agent (serious buyers answer readily)
- ☐ Told someone I trust who's coming and when; phone charged and on me

2. Lock away before every showing

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| ☐ Jewelry & small valuables | ☐ Small electronics (laptops, tablets) |
| ☐ Prescription medications | ☐ Spare keys |
| ☐ Financial & personal documents | ☐ Firearms — always locked, always |

3. During the showing

- ☐ Have a second person present whenever possible
- ☐ Let the visitor walk ahead; stay near doorways with a clear path out
- ☐ Don't share when the home is empty, when you travel, or that you live alone
- ☐ Trust your instincts — reschedule or end it if something feels off

Open houses need extra care — you can't screen a walk-in crowd. Have a second person there, use a sign-in sheet, and secure everything. If that feels like too much exposure, scheduled private showings keep you in control of who enters.

Want the complete guide to selling safely on your own?

The List It Yourself packet covers showings, safety, offers, closing, and everything else you need to sell your home yourself with confidence — specific to your state.

Get the Packet — \$147 · listityyourself.net