



SHOWING YOUR HOME



This is an opportunity to put your home's 'best foot forward'. It gives prospective buyers a chance to see the features of your home, and imagine what it would be like to live there. It is one of the primary ways to showcase your home, attract buyers, and secure a sale.

Arrangements for showing your home will be discussed at the time of the listing to minimize inconvenience for you, while maximizing exposure to potential buyers.

By Appointment Only: To ensure the safety and the security of your home during 'by appointment' showings:

- A broker wishing to show or preview your home must first call Centralized Showing Service and provide them with his or her name, company, broker identification number, and requested viewing time (usually within a 2-hour window). They verify this information, and I will notify you of the showing.
- Unless otherwise agreed, if we do not reach you when we call, we will leave the information on your voice mail and set the showing with the other broker, who will be given the lock box combination and any alarm instructions.
- All brokers are advised to knock first and leave a business card. Records are kept for every appointment and showing with Centralized Showing Service.
- If someone comes to your door wanting to tour your home without having first called Centralized Showing Service, please ask him or her to call Centralized Showing Service for an appointment. Do not, under any circumstances, let anyone into your home without an appointment. Advise children and others who may be in your home during showings what to expect, where they can reach me, or to call my office should they need to do so.
- We suggest that you give any interested parties my business card and/or a brochure and ask them to call me.

Showings When You Are Home: If possible, leave during any showings. Both the showing broker and buyer need time to discover your home and will feel more comfortable discussing the attributes of the house without the owner present. If you are home during a showing, let the showing broker do his or her job. The broker knows the buyer's requirements and can best emphasize the features of your home. Don't discuss anything concerning a sale with the broker or buyer. Let the showing broker discuss price, terms, possession, and other factors with me.

Showing When You're Away: If you plan to be away from home for more than 24 hours, please let me know how to reach you in the event an offer is received.

Open House: RE/MAX of Cherry Creek considers it a privilege to show your home and we will do all that we can to make prospects aware of its attractiveness. With your agreement, an open house is a great way to let multiple people see your home in just a few short hours. Typically held on weekends, a broker will host the open house, providing details about the property, and a personal tour to highlight the home's features and advantages to prospective buyers. The broker will also provide feedback on what prospective buyers and other brokers are saying about your home that can be helpful for future showings.