

# More Preparation = Less Showings

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We realize that it's a hassle for tenants to prepare for home showings. The best way to minimize showings and the inconvenience that you experience with accommodating them is to have such awesome showings that the home rents fast so you can focus on your own moving plans.

The good news is that folks that want to see your home *already* like it. We've got great photos online showing the home at its very best. Now they want to see the product in real life before sealing the deal with an application and lease.

## *Showing tips to help you prep for showings:*

**Give them some space** - Try not to be present for showings if you can avoid it. Prospects are more relaxed. When they feel "at home", they start to imagine life there, and where they will place furnishings. This is a great sign that they may move forward to apply.

**Spruce up** - The house should look/smell great. If you don't have time to clean before each showing, at least make sure it smells clean and fresh and there are no trip hazards.

**Tidy up** - Now is the time to de-clutter. Since you are going to be moving soon, it's a great time to pack up some things to get you started. Less stuff makes the home appear more spacious. Place boxes out of sight as best you can, expose surfaces for a streamlined look.

**Clear flooring** - Items should be picked up off the floor. Clothes and other personal items can be a trip hazard.

**Bathrooms & Kitchens** - These rooms are a big draw, so be sure to have them ready first and foremost. Make sure sinks, counters, appliances and fixtures are clean. Be sure to close the toilet lids and clean bathroom mirrors.

**Alarms** - Be sure to disarm security systems for showings. Agents are not responsible for fees associated with security system false alarms.

**Animals** - Pets should be secured for showings. If you have a cat that darts for the door when it's opened, let us know ahead of time so we can prepare. If your pet escapes, let us know how to help.

**Nap times & other must-knows** - Anything that you feel we can do to accommodate your life is helpful to know. Tell us about nap times, work-from-home schedules, 3<sup>rd</sup> shift workers sleeping during the day, vacation, visitors, etc. Help us serve you better.