



How do you secure possessions when selling your home?

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Selling a home can be a busy and stressful experience.

Much must be done to present your home in its best light and attract the right buyer. Reducing your stress by making the right choices before you sell is vital.

At Next Address, we strongly discourage 'open house' events as you invite unscreened buyers into your home. Our personalised method screens all buyers from finance through to their buying stage. Once we have established if they are serious buyers, we then make time for them to inspect your home with you.

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This level of communication ensures trust and transparency and greatly reduces security issues as we have all the buyer details, and you are conducting the inspection one-on-one.

We also work closely with you before listing your home to declutter and depersonalise your home. By doing this, we are greatly reducing any potential security issues.

If you have chosen to use a traditional agent and they wish to conduct an open house event, we suggest you follow the following.

Here are some things to keep in mind to keep your possessions safe while your home is up for sale.

- Take care to remove and protect anything valuable before your house is opened up for inspections.
- Consider taking items with you if you're leaving the premises for the inspection or locking them up in a safe or secure cupboard or drawer.
- Remove all prescription medicines and lock those up too.
- Don't forget small electronics such as laptops, iPods, smartphones, and other electronic devices that are easy to tuck in a pocket.
- Remove items which include identifying information. For example, don't leave bills and other items that can be used to steal your identity on the fridge or desks where they can be photographed or stolen.
- Take keys for vehicles with you or secure them.
- Check your property's security after the inspection. For example, check that windows and doors have not been unlocked to enable access after the inspection.
- Don't hide anything in your top dresser drawer or bedside table - that's a go-to spot for thieves.
- Don't use any heirlooms or valuable possessions to stage your rooms. Instead, consider the images used to sell your home and if they have captured expensive possessions and other items that may entice thieves to visit you.

After each open house, require the real estate agent to check and lock all doors and windows, as you wouldn't want anyone "stopping by" after they have already been through the house. If you are showing the property yourself, ensure windows and doors haven't been unlocked for easy access later.

Take pictures before the open house - just before you or your agent are ready to throw open the doors to your home, take photos of all the rooms and areas in the home. This will enable you to identify if things have been moved or are missing.

Keep track of visitors - Visitors to an open house are usually asked to sign in as they come into the house, but not everyone does this. Consider requesting at least two people to manage your open home and ensure people provide their details and someone can move around the home answering questions and keeping an eye on your greatest asset.

Don't host an open house - open houses can be a good way to generate interest in your home; however, they also attract stickybeaks and tyre kickers. Generally, the only thing being sold at an open house is the agency. Open houses are a marketing tool for the agency, and it's often where they will pick up their next client. Decide whether and open for inspection is the right selling tool for you and your property.

Insurance - if you are going ahead with holding an open house, it's a good idea to check with your home insurer to see if you are covered for theft or damage during an inspection and if you need to do something extra to stay protected.

<https://nextaddress.com.au/blog/how-do-you-secure-your-possessions-during-open-houses>