

Home Showing Customs for Buyers

Cincinnati Area Board of Realtors®

Searching for a home is an exciting but anxious time for you! Flexibility is the key to a successful house-hunting trip. Sellers want to make the showing process as convenient for you as possible. However, in some cases, you will have to allow the homeowner time to prepare for your showing.

To streamline the home search process, you and your REALTOR® may schedule multiple showings for a certain day. If that is the case, try to stay on schedule, as the owner may have made arrangements to allow you to view the property in their absence for just that set time. Your REALTOR® may not be able to amend the appointment, causing you to miss your opportunity to view it, as they may incur consequences for entering the property outside the scheduled showing time. Also, there may be other interested buyers scheduled to view the home on the same day.

You may want to **drive by** potential properties prior to requesting an appointment to become familiar with the location, determine any off-site area factors and get a quick look at their exteriors. However, keep in mind that these are private properties and driving down a private lane or entering the grounds for a look can be considered trespassing. If you decide not to view a certain home after the appointment has been made, tell your REALTOR® your reasons so that he or she can let the seller's REALTOR® know as quickly as possible.

If you arrive at a property for a scheduled showing and decide not to view it, please keep in mind that the seller has set this time aside for you and take the opportunity to view its interior. A property's interior may suit your needs and give you reason to consider changes to the exterior that would make it the perfect home.

During the showing, be mindful of a few things:

- Many homes have surveillance (video and audio) in place.
- It is a good practice to keep your comments at a minimum until after leaving the premises.
- After leaving the property, feel free to give feedback to your REALTOR®. The homeowner does want to hear your opinion.
- Keep in mind that you are in someone else's home. Don't sit on the beds, open furniture drawers, use the bathrooms or look in the refrigerator, etc.
- Keep a watchful eye on children and leave the pets at home.
- Be aware that without prior written permission from the seller, no photos, videos or video communication methods showing the premises may take place.
- If you have a service animal that will accompany you to the showing, advise your REALTOR®, so the information can be relayed to the seller, via their REALTOR®, in advance.
- Stay with your REALTOR®.

The showing process can be a pleasant experience and an exciting first step toward owning your own dream home!

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