

Top 7 Open House & Showing Lawsuit Risks



ClaimPrevent® Tip: Are you covered against lawsuit risks from open houses and showings? Firm E&O policies often don't cover this. An individual or firm E&O policy that includes Contingent Liability coverage for open house and showing risks can keep you from costly, career-ending lawsuits. Visit CRES at www.cresinsurance.com to get E&O + ClaimPrevent®.

How to Prepare for Showing Your Home or Having an Open House

Protecting your valuables and minimizing potential hazards is a top priority. Your awareness and preparation are needed. Keep this simple checklist handy to quickly run through each item just before buyers visit your home.



Remove all high-worth valuables from the home or, as a last resort, secure them in a locked space



Clear the floor and walkways ensuring there are no trip hazards like toys (child or pet), loose rugs, etc.



Remove or lock up all medications



Remove pets from the home, or as a last resort, secure them in an area not accessible to buyers



Remove or lock up all firearms and weapons. Remove them from visibility even when locked in cases



If there are steps behind a door, put a sign on the door warning people of the drop



Clearly mark construction or other hazards so buyers avoid them



Place signs stating "Do Not Touch" on backyard play structures



Avoid offering food unless previously discussed with me



Lock gates and doorways to swimming pools, hot tubs, and work sheds



Other potential risks: _____

Together we are going to have successful and safe open houses and showings.