

When clients let us know, they are not renewing their lease, management puts your home on the "available list" and begin the marketing process and start showing your home; **You will want to understand how the "showing" of your home is conducted** for management to be able to lease your home promptly.

All Landlords and property management companies have the same challenge of showing homes that are occupied and coming up to be "available" due to a client moving. A manager's challenge is to try to respect the privacy and limit the interruptions into the lives of the valued clients in tenancy.

Sometimes, it may feel as if managers are not trying to fulfill the hope in keeping "current clients" happy, during these occasional visits. You may feel you were not given enough time to prepare, or that it a visit doesn't fit your current needs, etc. This is all understandable. We hope to be as quick and convenient as possible. We hope to have this interaction be as pleasant as possible also.

Here are a few items:

- (1) Item #14 of your lease allows visitation at any reasonable time, with or without notification. With or without "lead time". Please review your lease for the full verbiage. SO:
- (2) We will always try to text or call ahead of time at least one of the current clients, to provide lead time and notification of potential visit. This is not guaranteed, but we try. Sometimes this lead time can be as short as 30 minutes or an hour.
- (3) We will always leave a written notice in a conspicuous location that we have visited, if at least one client has not been informed and if no-one is home.
- (4) We will always try to be very quick to visit and depart. Our effort is to try to be less than 4 or 5 minutes inside the home.
- (5) Since all clients know that they are moving and the home will be shown until leased, these showings require clients to be aware of pet's (if any) reactions to visitors they don't know and take remedial action during all times of potential showings.

We wish there were a better way to show your home without interruption, but we will try to make it as easy as possible.

If you would like to make it better, there are a few "helpers" clients can do that may help us lease faster and with fewer showings.

- (1) Keep home clean and fresh, well lit, and clear of obstructions.
- (2) Keep home aromas limited to only fresh air.
- (3) Keep home organized and tidy.
- (4) Please take a moment to step outside so that the new client may have the flexibility to talk and interact with the agent.
- (5) Please remember the Agent showing the home must have access to "all" bedrooms, bathrooms, and areas of the home, no area of the home can be restricted, locked, or obscured for any reason.
- (6) Pets, if any, must be outside, or caged/kenneled if inside the home during a showing.

(please see lease for further items and responsibilities)