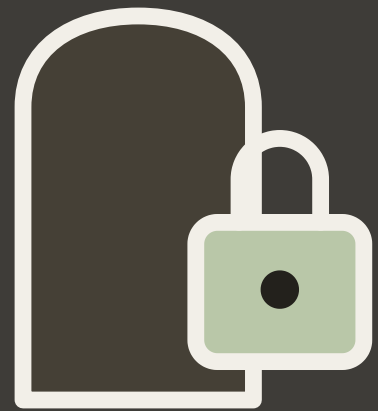


A SELLER'S GUIDE

Safe Home Selling

Showings and open houses invite strangers into your home. Here's how to keep your family, your valuables, and your privacy protected while you sell.



Prepared for home sellers across the greater Houston area



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Educational guide — current as of 2026. Safety practices vary by home, neighborhood, and situation; this is general information, not security, legal, or insurance advice. For specifics about coverage, locks, or alarm systems, talk with your insurer or a licensed professional. If your home is currently listed with a REALTOR® or broker, please disregard any solicitation — this is shared for education, not to interfere with an existing agreement. Equal Housing Opportunity.

START HERE

Selling means opening your door — do it safely.



Selling a home is exciting, but it comes with something many sellers don't think about until they're in the middle of it: you're inviting strangers into the most personal space you have. Showings, open houses, and online listings all put your home in front of people you've never met.

The vast majority of buyers and visitors are exactly who they say they are. Still, a handful of simple precautions cost you nothing and protect what matters most — your family, your belongings, and your privacy. Good agents build these habits into every showing, and good sellers do their part too.

This guide walks through the practical steps: securing your valuables before the first showing, making sure visitors are vetted, handling keyboxes and lockboxes safely, and keeping private details out of your online listing. None of it is complicated, and all of it lets you sell with peace of mind.

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SECTION 1

Before any stranger walks in

The single best safety habit happens before your first showing: remove the temptation. Buyers and the occasional curious passerby will open closets, peek in medicine cabinets, and wander through every room. Anything small, valuable, or sensitive should simply not be there to find.

Secure these before you show



Jewelry and small valuables

Lock away or take with you anything small and pricey — jewelry, watches, cash, collectibles, and electronics. These are easy to pocket and hard to prove missing, so don't leave them out.



Prescriptions and medications

Clear out medicine cabinets and nightstands. Prescription medications are a common target during showings, and a bathroom cabinet is the first place curious hands go.



Personal and financial documents

Put away mail, bank statements, checkbooks, passports, and anything with your full name, account numbers, or Social Security number. Identity theft can start with a photo of a document left on a desk.



Firearms and weapons

If you keep firearms, lock them in a safe or remove them from the home entirely during the selling period. This protects both your visitors and you.

A SIMPLE RULE

If it's small, valuable, or private, it shouldn't be in the home during showings. The cleanest protection isn't a better hiding spot — it's removing the item entirely until your home is sold.

SECTION 2

Vetting who comes through your door

Not everyone who wants to see your home is a serious buyer. A little screening keeps the people walking through your door to those who actually belong there — and it's one of the biggest reasons to sell with a professional rather than going it alone.

1

Require appointments and ID

Serious buyers schedule showings through an agent. Drop-ins and 'just passing by' requests deserve a polite no. Working with an agent means visitors are tied to a real appointment, not anonymous.

2

Don't show your home alone

Avoid letting strangers into your home by yourself, especially for one-on-one showings. Let your agent handle access and accompany visitors — that's part of what they're there for.

3

Be smart about open houses

Open houses bring foot traffic you can't pre-screen. Have someone stationed at the entry, ask visitors to sign in, and keep an eye on how groups move through the home.

4

Leave during showings

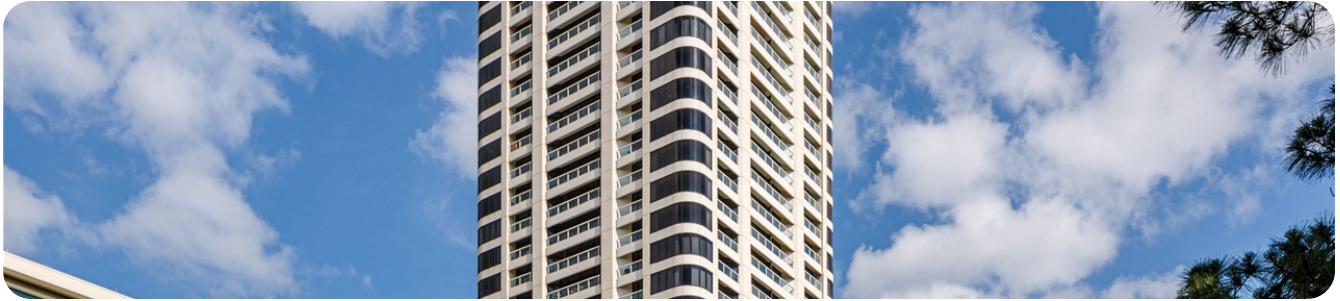
Plan to be away when buyers tour. It lets them speak freely, and it keeps you out of any awkward or unsafe one-on-one situations with people you don't know.

WHY AN AGENT HELPS HERE

When you sell with a REALTOR®, showings run through a system: appointments are logged, visitors are tied to their own agents, and someone other than you manages access. That structure is one of the quiet safety benefits of professional representation.

SECTION 3

Keybox and lockbox safety



Use a modern lockbox

Electronic lockboxes that record who opened them and when are far safer than a simple combination box. Your agent can set one up so every access leaves a trail.

Never share the code casually

Don't give the lockbox code to buyers, contractors, or anyone outside the showing system. The whole point is that only credentialed agents can open it.

Change locks at the right times

If a code or key was ever shared widely, or after you've handed over the property, rekeying the locks is cheap insurance. Talk with your agent about timing.

Don't hide a spare

While your home is listed, skip the hide-a-key under the mat or in the planter. Strangers tour your property now, and a hidden spare defeats every other precaution.

SMALL HABIT, BIG PROTECTION

Treat the keys to your home like the valuables inside it. A recording lockbox and a no-casual-sharing rule mean you always know that access stayed with the professionals who are supposed to have it.

SECTION 4

Protecting your privacy online

Your listing is meant to attract buyers — but it can reveal more than you intend. Photos and descriptions travel far across the internet, so a little care keeps strangers from learning things about your home and your routine that they shouldn't know.

Keep these out of your listing



Valuables in photos

Before listing photos are taken, remove visible jewelry, electronics, art, and anything that signals 'there's money here.' Listing photos are seen by everyone, not just serious buyers.



Security details

Don't photograph or describe your alarm panel, camera locations, or where a safe is. You don't want to hand a stranger a map of what's protected and what isn't.



Clues about your schedule

Avoid mentioning that the home is vacant, or sharing when you're away. An empty home advertised online is an easier target — let your agent manage showing times privately.



Personal identifiers

Keep family photos, name plates, mail, and calendars out of the shots. They reveal who lives there and can make it easy for someone to learn more than you'd like.

THINK LIKE A STRANGER

Before your listing goes live, look at every photo and line of the description and ask: what could someone with bad intentions learn from this? Anything that answers 'where are the valuables' or 'when is no one home' is worth removing.

STAYING SAFE

Selling with peace of mind

Safe home selling isn't about fear — it's about a few smart habits that let you list with confidence.

1

Remove the temptation first.

Lock away or take out valuables, medications, documents, and firearms before the first showing. The best protection is simply not having it there to find.

2

Control who comes in.

Require appointments, don't show alone, manage open-house traffic, and plan to be away during tours. An agent's showing system does a lot of this for you.

3

Guard the keys.

Use a recording lockbox, never share the code casually, skip the hidden spare, and rekey when it makes sense. Treat access like a valuable.

4

Protect your privacy online.

Keep valuables, security details, schedule clues, and personal identifiers out of your photos and description. Your listing should sell the home, not expose it.

5

Lean on your agent.

Much of safe selling is built into working with a professional — vetted visitors, managed access, and a second set of eyes on your listing.

LET'S TALK

Work with Allen



Selling your home shouldn't mean worrying about who's walking through it. When you work with me, safety is built into how we show your home — vetted visitors, managed access, and a listing that sells your home without exposing your family or your belongings.

Thinking about selling — and want it done safely?

Let's talk about getting your home to market the right way, from a secure showing process to a listing that protects your privacy. I'll also give you a free, no-pressure picture of what your home could sell for today. When would be a good time to connect?

Reach out for a free home-value and listing consultation

Call or text: (832) 709-2540 · allen@allenmarkel.com · allenmarkel.com

Your safety and peace of mind come first. I'll handle the access, the visitors, and the details so you can focus on your move — not on who's at the door. TREC #0658294.