

Showing Safety Guide

How to host showings without making yourself a target.

You are letting strangers into your house. Most are fine. A few aren't. This is the protocol every FSBO seller should follow.

1 · Pre-Qualify Every Showing

- Require full name, phone number, and email before scheduling
- Ask for a lender pre-approval letter (cash buyers: proof of funds)
- Verify they are who they say — call the lender or the listing agent (if represented)
- Confirm the showing the day-of by text — no-shows are red flags
- Trust your gut. If anything feels off, reschedule.

2 · Never Show Alone

- Bring a spouse, family member, or friend to every showing
- Off-duty law enforcement is even better if you can arrange it
- Park behind the buyer's vehicle so they can't leave first
- Keep your phone in your hand at all times
- Position yourself near the front door — never get cornered in a back room

3 · Lock It Down Before They Arrive

- Lock up all prescription medications
- Hide or remove jewelry, watches, electronics, cash
- Take wallets, IDs, and mail out of view
- Secure firearms in a safe, out of sight
- Lock home offices, gun safes, filing cabinets
- Remove or hide laptops, tablets, gaming systems
- Take family photos with kids' names visible off the walls

4 · Use a Smart Lockbox

For agent-represented showings, install a smart lockbox (Sentrilock or eKey) and require:

- Agent's name and brokerage
- License number
- Buyer's name and source of pre-approval

- Specific date/time window for access
- Notification when the box is opened

5 · Open Houses — Extra Caution

- Always have at least 2 people present
- Set up a sign-in sheet — name, phone, email, agent (if any)
- Greet every visitor at the door, walk them in
- Limit access to one floor at a time if possible
- Lock doors as people leave; never leave the house unattended
- Do a full walk-through after the open house ends

If something feels wrong: End the showing politely and immediately. "Looks like I have another appointment, let's reschedule." Then call 911 if you feel actively threatened. No sale is worth your safety.

Quick Reference — Local Resources

Billings PD non-emergency: 406-657-8200

Yellowstone County Sheriff: 406-256-2929

Damian Forrester (need backup or to vent): 406-697-3282