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Showing Policy and Procedures

Your lease agreement authorizes T2M Real Estate to show the property for rent the last 30 days of your lease. We may place a sign in the yard, and place a key box on the property and begin showing the property to prospective residents.

You do not have to be present at the time of showing, we will use an electronic key box that can only be accessed by a licensed real estate professional. Electronic Lockboxes log access information too!

A key box is a locked container in which a key to the property is placed. The key box can be opened with a special electronic key thereby enabling the T2M Real Estate representatives and cooperating brokers to gain access to the property.

You may withdraw your authorization to allow a key-box on the Property by providing written notice to T2M Real Estate and paying the Landlord a fee of 1 month's rent for the convenience of no showings your last 30 days of lease. T2M Real Estate will remove the sign and key-box upon receipt of the notice of withdrawal and payment of the required fee.

Removal of the key-box and sign does not alleviate your obligation to make the property available. It means other agents/companies will not be scheduling to show home. Whether, or not, you authorize a key-box to be placed on the Property, the Landlord (see Paragraph #14 of your lease agreement); may show the property at reasonable times to prospective tenants. Tenant understands that failure to allow reasonable showings as well as keeping the Property "in clean and orderly condition" during this time constitutes default of the lease, and the security deposit, in its entirety, can be forfeited for this reason.

We use Centralized Showing Service (CSS) to Notify you of showings and to record who is showing the property, and the approximate time they are showing it. Centralized Showing Service (CSS) will give you a call/text to confirm each showing appointment request.

Centralized Showing Service (CSS) will call the phone/text the number that you have on file with the office to notify you of the approximate time when agent will be showing the property. If you would like CSS to contact you at another number, please contact us immediately so we can properly notate it in our records.

In addition, Centralized Showing Service will record if you deny, and/or cancel showings. Failure to accommodate reasonable showing requests will result in forfeiture of your security deposit. We will not penalize you if there are multiple showings in one day, as long as you allow one appointment that day.

Showings will only be conducted between 0900 - 1730 (Monday through Saturday). Showing request notifications will be given 24 hours in advance. 1 hour showing windows.

Please do not lock the keyless deadbolt on the front door and if you use a security system, call the office to confirm that we have the correct security code.

The Lease Agreement requires you to secure your pets or remove them from the property if they would interfere or prohibit showings. Tenants will be charged trip charges or even lose their deposit if they prevent or prohibit showings.

Please do not allow any prospective residents in your home unless they are accompanied by their real estate agent. Please refer them to the office to see the property.

We understand the last 30 days can be very busy for you, so if you would like us to make any reasonable changes to showing times/days please let us know too. We will try our best to work with you, so that this can be a smooth/stress-free move for everyone.

We normally get the most interest the first week/weekend home is on the market, and if we can get as many showings as possible that first week/weekend we may be able to secure a new tenant asap. The faster we secure a new tenant means we can stop showing home, so your cooperation is extremely important and for your benefit too.

If you have any questions/concerns please contact us.

Sincerely,
T2M Real Estate