



REAL ESTATE SHOWINGS POLICY

V1.0 07-27-21

Types of Showings:

Private Showings: Permitted at any time.

Open House: Permitted on Sundays from 2 PM – 5 PM.

A minimum of two agents from the listing company (one in the building lobby and one in the unit) must be on site to manage visitor entry and egress.

Broker's Open: Permitted on Wednesdays from 10 AM – 2 PM.

A minimum of two agents from the listing company (one in the building lobby and one in the unit) must be on site to manage visitor entry and egress.

Access:

- All visitors must be escorted by an authorized agent at all times while on the premises. Congregating in or outside of the lobby is not permitted.
- Keola La'i Management and staff will not unlock any units for a showing. Security will not hold or transfer unit keys. An agent with a key and key fob must be present to enable potential customers to gain access to a unit.
- Buyer's agents and potential buyers must be accompanied by a registered agent and shall not be left unattended anywhere on the premises at any time except in the elevators and when transiting through the lobby.
- Agents shall not allow their guest(s) to loiter in the lobby or wander through the common areas.

Notices & Signage:

- If requested, Security will make available a stand-alone sign outside the lobby for the posting of 3" X 5" open house notifications. Each notification should include the unit number and the cell phone number of the agent.
- No additional signage is permitted. This includes "For Sale" signs, flags, ads, or banners, anywhere else on the premises. Street signages along off property is allowed. All promotional material must remain inside the unit.

Regulations:

- Homeowners are responsible for all parties visiting their unit, including agents and potential buyers.
- The seller's agents must be registered with Management prior to any showings.
- At no time shall unit doors be propped open.
- Do not allow noise levels to disturb neighbors.
- Registered agents may visit the amenity deck with a maximum of four (4) guests for up to five (5) minutes. They must do so discreetly to minimize disturbances to residents.
- No photos, pictures, or videos of any common areas may be taken when other residents are present.

Enforcement:

Noncompliance with any of these policies may result in fines to the homeowner and/or having privileges to hold showing events suspended.

Management reserves the right to cancel or terminate a showing event if it is in violation of any of these rules.