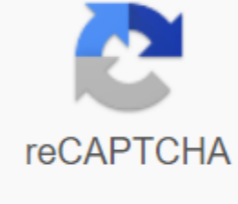




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Working in real estate can be challenging. In fact, some agents face a truly awful situation, their training people never prepare them for. The horror stories we gather below can happen to any agent. So, read those stories closely and take note of the recommended ways to avoid them. Here are 13 worst real estate horror stories — and how to avoid them: 1. Drug thieves during the opening of the house at the top of our horror story list is an open house incident involving Dina Ochs of Wilsonville, Oregon, who was selling her own property a couple of years ago. She let the buyer walk through her house at her own pace. When one visitor did not return for a long time, Ochs went to him and found him rifling through the kitchen cupboard. She asked him what he was looking for, and he closed the door with her prescription drug in his shirt. To avoid this issue, make sure you lock up all the bills and keep them out of sight. The only important thing, make sure that dangerous items such as medications—are also locked up. If you're concerned about safety, let another agent join you at the open house and make sure that they accompany all visitors as they tour the property 2. The lesson here is a simple one: whether you are a prospective home buyer or a homeowner, always check your communication before you submit. This is especially true for the messages they contain quickly and often in an instant. If you send the wrong message, including an unintended or offensive message, you run the risk of losing the sale. A message to agents from sellers (pictured from BoomTown) 3 sellers in nude homeowners, mostly giving their personal lives a good personal good, but sometimes prospective agents and buyers get a very intimate look at the homeowners' routines In one case, agent Suzii represented the owner's house for the show, but the owner was asleep and was scrambling to get ready. As she poked her head around looking for him, the bathroom door opened and he revealed himself to finish naked, saving for a pair of slippers. In most cases, the landlord will welcome you, but if not avoid the embarrassment of catching them in awkward situations, which can harm your professional relationship. 4. Some destroyed houses The foreclosure use of their property is harder than others. One of the homeowners made a particular decision to respond to the news by drawing pornography all over the walls and punching a hole in the cupboard. He also poured concrete into the toilet to stop up the plumbing. There was much damage to the home where the city condemned the property rather than putting it up for sale at auction. The declaration of foreclosure is difficult no matter your situation. If you are an agent or investor who wants a property, be prepared to spend a little extra money to repair the damage caused by homeowners unhappy about the loss of their home. Home Damage After Foreclosure via InvestingAnswers.com 5 Raining Rat Poison When moving into her new home in Pennsylvania Liz Spicol was greeted with a short note from the previous owner stating that we've seen a mouse one mouse doesn't seem like a big deal for the new owner so she continues to move her in within a week, however, she noticed a blue powder falling from the ceiling and turned up to check. The ceiling area was overrun with dead and living mice. To make sure you do not set yourself up for unwanted surprises, be sure to complete a thorough examination of any property you intend to buy. Check all areas of the house, not just the general area, and make sure that your home inspector is not the same. 6. Investor Con Jay Seier Jobs in Fort Collins decided to put his house up for sale himself as a great way to save money on agents. While the house was listed, an investor approached him asking to rent his property for five years and then bought it immediately. The number of rentals was generous and the buyout price above the market value, so Seier agreed - just to learn that the investor had gone to the home subtly, the Seier people did not know. Real estate investors can be helpful to buyers who want to sell in a hurry, but it is important to read the fine print and know all the conditions of the investment. If possible, keep yourself out if things go ominously or investors make unexpected and unwanted moves. Highlighting her sense of humour, Shelsby posted a sell and opened house signs claiming that her property occupied the quietest neighbour in the street, home to the cemetery. Not good. Officers who use humor as Shelsby don't have to make sure their messaging isn't offensive or off-putting. This definitely needs to know your audience well. In the case of Shelsby, the response was mostly positive. After buying a house in Tennessee, one person was surprised to find that the previous owner ran a meth lab. It turns out that the city has a list of houses that are not fit to live in due to the history of meth labs and require any new relied to put the property up code to continue living there. The moral of this: Do your homework. Make sure you research the history of the property you intend to buy and make sure it doesn't proceed. If you are still interested in the property, bring the associated disadvantages to the table to help negotiate the price. 9. Watering the house according to the saying in the story, 4 people are often angry at the bank for banning their homes. Some people will be angry at leaving the house themselves. While home destroyers often focus on destroying walls and installing, others get more creative. For example, agent Karyn Anjali Glubis reported that the Tampa home had been damaged beyond repair by the owner of the catheter through the ceiling and let it pour water into his foreclosed home for the day. Investors and agents' best bet is to be ready for further repairs should owners leave their frustrations in the house. 10. Seller's: New weapons and dangers to the real estate profession, Cody's agent never suspected that he would have to deal with the paranoid, gun-toting seller's, but that he did. After closing, Cody and the buyer help the owner load his guns and tools to move out of the house to avoid any dangerous situations of buying a home or sale, make sure you vet the seller and buyer thoroughly. If the customer or prospective customer engages in malicious activity, the 11. Bathroom assembly chair is perfectly accepted in living room or sitting, but the chair in the bathroom—complete with carpet and space and pillow—is strange. One property shown below featured that this setting, which made it a bit awkward to shoot and show for prospective customers. If you intend to sell real estate to attract a general buyer in your market this often requires a re-staging home to ensure that each room reflects the intended purpose. What the owners of the home settings should feel open and welcoming to all customers, allowing them to see themselves there. Mike Litzner, an agent from Long Island, New York, reported finding a homeless person living in his home showing potential buyers. The man built a fort around him and kept alcohol to help manage the cold night. One buyer Asked if the fort came with the house, he replied: I don't believe it or not, general squatters are not an unusual problem for real estate agents, so make sure you avoid this problem and hinder the display of locked doors and windows at all times and provide only key or entry codes to approved persons. It is not clear if he tried to be funny or wanted to avoid legal problems, but the noise and screams coming from the house have caused a lot of attention. In fact, the owner received several offers and some requests for interviews from the media. While honesty is often the best policy, agents should consider whether or not the stories are not inferior, it is wise to include them in the sales media; sometimes they spark fears that can turn buyers away. Bottom line - Real Estate Agent horror stories while real estate horror stories can be funny, they can also harm sales or break relationships between buyers or sellers and agents. To avoid this problem, be sure to consider the above situations and take note of how to avoid them. Getting ready will go a long way to ensuring that nothing hinders a successful sale.

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