Owner FAQ – Self-Showings & Unescorted Access (TXR 2223)

1. What is unescorted access?
Unescorted access means you authorize your property manager to allow entry to your property without you being present. This may include access by tenant prospects, vendors, inspectors, or service providers using a lockbox, smart lock, or access code.

2. Why are self-showings used?
Self-showings increase showing availability, reduce vacancy time, and allow flexible scheduling for prospective tenants, helping lease the property faster.

3. What is TXR 2223?
TXR 2223 is a Texas REALTORS® form that gives your property manager written permission to allow unescorted access for management, leasing, and maintenance purposes.

4. Who may access the property?
Authorized access may include tenant prospects, licensed vendors, inspectors, appraisers, and property management staff. All access is for business purposes only.

5. What does owner responsibility mean?
By approving unescorted access, the owner assumes responsibility for any damage, injury, or loss that occurs during authorized access, provided the property manager acts properly and in good faith.

6. Example situations:
• A prospect damages flooring or blinds during a self-showing
• A prospect slips and is injured while touring the property
• A door is left unlocked after a showing and vandalism occurs
• An item goes missing after authorized access

7. Are tenant rights affected?
No. Tenant notice requirements, reasonable entry times, and privacy protections under the lease and Texas law still apply.

8. When is the property manager responsible?
Only if negligence occurs, such as granting unauthorized access, violating lease terms, or misusing access. TXR 2223 does not protect negligence.

9. What safeguards are used?
Safeguards may include ID verification, time-limited access codes, access logs, smart locks, and showing rules.

10. Why owners approve TXR 2223?
It allows faster leasing and repairs, reduces vacancy, supports hands-off ownership, and aligns with standard landlord insurance coverage.

Bottom Line:
Authorizing unescorted access helps your property be managed efficiently. The owner assumes the risks associated with authorized access, not the property manager.