



CLTECH REAL ESTATE PHOTOGRAPHY

AGENT CHECKLIST

Here is a checklist of what you can do as a home owner or Seller's Real Estate agent to put that house in the best light. Most of these are not fiction as we have had to either deal with it ourselves (thus charging additional fees), or leave them in the picture, and thus reducing it's effectiveness.

Feel free to print this page out and make sure all the items are checked off.

In the days before the shoot



- ☐ Thoroughly clean whole property
- ☐ Create open spaces by removing not needed furniture and clear counter tops and shelves
- ☐ Mow and edge grass in the front and back. Remove/trim overgrown trees and bushes.

- ☐ Sweep up cuttings and leaves.
- ☐ Remove empty planters and garden tools.
- ☐ Remove visible garden hoses (unless neatly coiled on a holder)
- ☐ Clean the pool/hottub area
- ☐ Consider removing window screen on windows with great views. They can create photo artifacts.
- ☐ Clean Windows on the inside and outside, especially windows with great views. This particularly applies to houses on the coast with salt spray.

The day of the Shoot

General Inside

- ☐ Turn on all the lights, including lamps.
- ☐ Turn OFF ceiling fans.
- ☐ Turn OFF TVs.
- ☐ Remove any personal photographs. This may be difficult if you have a wall full of prints, but it will show better.
- ☐ Remove any small rugs to show the floor.
- ☐ Place any jackets and shoes inside of closets.
- ☐ Open all blinds and close all windows.



Outside

- ☐ Move the cars from the driveway and away from the front of the property.
- ☐ Close Garage Doors
- ☐ Remove Rubbish Bins
- ☐ Remove toys and sports equipment.



Kitchen and Meal Areas

- ☐ Straighten and Push in Chairs
- ☐ Clear and Clean Countertops
- ☐ Remove small appliances from countertop
- ☐ Remove Fridge Magnets and photographs
- ☐ Store drain racks and put away dishes
- ☐ Hide soaps and cleaning rags
- ☐ Remove visible rubbish bins
- ☐ Add a centerpiece like flowers or candles to tables
- ☐ Hide the tea towels



Living and Family Room

- ☐ Remove magazines and papers
- ☐ Remove any gym equipment
- ☐ Clear clutter from shelves and tables
- ☐ Hide all remotes
- ☐ Hide loose home theater cables



Bathrooms

- ☐ Clear countertops completely
- ☐ Remove toothbrushes and shavers
- ☐ Clean all mirrors and bench tops
- ☐ Hang fresh towels
- ☐ Remove all items from bathtubs and showers
- ☐ Clean toilets and close lids
- ☐ Remove floor mats



Bedrooms

- ☐ Remove any visible clothes and clutter
- ☐ Hide personal items and visible cables
- ☐ Close all closets
- ☐ Make beds and straighten pillows
- ☐ Remove items from bed side table
- ☐ Clean under bed, remove items which might show
- ☐ If possible remove personal images and wall stickers