**General tips when preparing the home for real estate photography:**

* Clean the whole house (vacuum carpet, mop hard floors, clean countertops,  
  clean windows)
* Replace all burned-out light bulbs
* Remove personal photographs (or replace them with general landscape/object  
  photographs)
* Make all beds
* Remove small floor rugs to reveal actual flooring and get a cleaner look
* Put all clothes in closets
* Consider removing some furniture to make the house appear more spacious

**Exterior, front yard, and backyard**

* Close all garage doors
* Remove cars so they are not visible in the pictures
* Attend to landscaping (mow the lawn, trim bushes, and remove leaves)
* Remove dead foliage and empty planters
* Remove trash cans
* Remove visible water hoses, ladders, and other tools
* Remove toys and playground supplies
* Remove any seasonal decor (for example, Christmas lights)
* Tidy up outdoor tables, chairs, etc., and fluff cushions
* Clean the pool
* Consider adding a few details like candle holders, etc, to create a cozy atmosphere

**Hallway and wardrobe**

* Put clothes in the closet. Leave only an item or two on a hanger or a hook
* Remove shoes. If you decide to leave a pair, make sure they are clean and nice
* Remove clutter (keys, wallets, papers, etc.)

**Kitchen**

* Clear countertops – less is more
* Leave a couple of stylish items on the counter (a coffee maker or a bowl of fruit)
* Hide all dishes; place dirty dishes in the dishwasher
* Hide garbage cans and recycling bins
* Clear the front of the refrigerator of magnets, postcards, photos, etc.
* Clean and/or polish countertops and cabinets to make sure there are no fingermarks
* Clear dining table. Consider having a vase of fresh flowers on the table
* Straighten all chairs and space them evenly
* Remove children’s chairs or high seats

**Living room**

* Remove magazines, papers, mail, and random clutter
* Arrange books and art in bookshelves so it looks tidy
* Remove toys
* Remove clutter and clean the interior of the fireplace
* If the fireplace has a glass front – clean it
* Fluff and arrange furniture pillows
* Hide and/or arrange cables from TV, stereo, and other electrical devices

**Bedrooms**

* The bedding should be in matching colors, have no wrinkles, and no discoloring or fading
* Press bed linens and bed skirts
* Make the beds, including decorative pillows/shams if available
* Edges of bedding and sheets, when visible, should either be tucked neatly or hung straight
* Pillows should be wrinkle-free, fluffed, matching, and arranged neatly
* Remove personal belongings like pictures, clothing, electronics, and clutter
* Remove trash cans
* Clean under the bed, remove items that may show in the photos

**Kids & guest bedrooms**

* Remove personalized items like names and pictures from walls
* Tidy the room: put books in bookshelves, toys in boxes, and put some key toys on shelves for display
* Clean under the bed, removing items that may show in the photos

**Home office**

* Clear desk
* Hide and/or arrange all the cables
* Hide papers
* Arrange items neatly in a bookshelf
* Remove personalized items

**Bathrooms**

* Clear countertops. Consider leaving a decorative soap dispenser, etc.
* Put toilet seats down
* Remove shampoo, soap, etc., from showers and tubs
* Remove dirty towels. Hang up clean towels in matching colors
* Remove floor mats

When you have prepared the house, it’s a good idea to do a final walkabout to ensure all the details are in place. And then it's ready, and the photographer can start shooting.