

Photoshoot Prep To Do List

Making a lasting first impression is critical to expediting the sale of your home. Marketing and presenting your residence in its finest "show ready" condition attracts buyer interest, dramatically increases showings, and ultimately leads to a faster closing.

As a seller in today's market you play an integral role in achieving your ultimate objective. Properly preparing your home for the photo session helps us capture elegant images that grab attention.

Follow these simple steps to get your home ready for the photo session.

Items cannot be moved from room to room while the photographer is on site.

The interior and exterior need to be staged and ready prior to our arrival. The laundry room, garage, closets or under beds make for great temporary hiding spots.

Remove seasonal decorations if possible.

Remove anything of value that you do not want visible in photos.

Moving items from room to room is not an option while the photographer is on site; everything needs to be moved ahead of time. The photographer will be happy to walk through the home with you before the shoot; however they only make light staging suggestions and micro adjustments.

In the event your home is not photo ready before the photography appointment, please arrange for your photo session to be rescheduled by 5 pm the day before your photo session.

Thank you for the opportunity to photograph your home.

LIVING AREAS: Remove all clutter including tissue boxes, remote controls, and as many personal photos and items as possible. Floors should be swept and carpets vacuumed. If large area rugs cover beautiful flooring, remove the rugs. Also, hide all children's toys and portable cribs.

KITCHEN & DINING: Wipe down counters and put all small appliances in cabinets. Remove magnets and photos from the refrigerator, hide sponges and soap dispensers. Don't forget to remove items from the top of the fridge and hide all throw rugs. Optionally, set the table with a full table setting. A bottle of wine with glasses can be a nice touch as well.

BEDROOMS: Make all beds and hide or organize children's toys. All floors should be vacuumed or swept. Hide tissue boxes, personal items, excessive photos, remote controls, alarm clocks and phone chargers. It is important that these and all other rooms in the house feel comfortable and inviting. Make sure all lamps have bulbs and are plugged in.

BATHROOMS: Hide all toiletries, such as soap dispensers, toothbrushes, and cosmetics - even the items in the shower area. Wipe down counters and remove throw rugs. Have clean folded towels in their normal areas. If any visible area is dirty, please clean. Also put away bathroom scales.

OUTSIDE Have lawn at a presentable level; however, a fresh cut is not necessary. Roll up hoses, and have all outdoor furniture set up (open umbrellas). Make sure that trash cans are not visible. Put them in the garage or bring them to the street as far away from the front of the home as possible.

FINALLY: Right before your scheduled shoot time, make sure all interior lights are on, blinds are open, and ceiling fans are off in rooms that will be photographed. If bulbs are out in any room, please replace any that can be reached safely. Please remove all cars from the driveway and do not park in front of the house.