



Preparing Your Home for Your Real Estate Photographer

We strive to make sure every home is reflected in its very best light. It is important to do a few things to get the home and property ready. We've compiled a list of general suggestions to help you!

- **Dust all furniture and surface areas**
- **Clean and vacuum all floors**
- **Clean all glass and mirrors**
- **Wipe down doors, especially around handles/knobs**
- **Put away as many personal belongings as possible**
- **Walk into every room, and look under and over everything. The camera will show things shoved under beds and couches and piled on top of cabinets.**
- **All window sills should be clean and free of items**
- **Dust and clean ceiling fans. Turn them off for photos.**
- **All lights should be on. All bulbs should work. Try to avoid fluorescent bulbs.**
- **Put away hoses, garbage cans, and any other outdoor clutter**
- **Open or close blinds based on the view. The photographer will adjust for lighting.**
- **No cars in the driveway and close garage doors**
- **Put away pet bowls, beds, kennels, and toys. Pets should not be in the pictures.**
- **Turn off any televisions or computer screens**

Remove all clutter; if in doubt, store it or put it away.

Kitchen

- If possible, remove the following items from the counter: blenders, coffee makers, pots, pans, utensils, paper towel holders, soap dispensers, electronic devices and other items.
- Wipe counters down
- Have the sink cleaned and empty
- Wipe off all of the cabinet doors and drawer fronts, including the handles
- Try to remove personal photos, drawings, magnets, etc. from the refrigerator/freezer. Wipe down the refrigerator.
- Any stainless appliances should be wiped and polished with stainless steel wipes and a dry cloth.

Bathrooms

- Take all the soaps and personal items out of shower and bath areas. You may have one or two decorative items on a large garden tub, but otherwise, there should be nothing in or around those areas.
- Put away toilet brushes and plungers
- One or two clean, matching towels should be on towel bars
- Clean all surfaces, including: ceiling vent fans, toilets, shower doors, counter tops, mirrors and cabinets

Bedrooms

- Bed should be made
- Box-springs should not be exposed. Pull down the comforter or apply a dust ruffle/bed-skirt.
- A few pillows on the bed is fine. Any more than that may look cluttered.
- Remove personal items from nightstands and dressers

Living Rooms, Family Rooms, Studies, Offices, Dens, Lofts, Bonus Rooms

- Remove any personal papers from desks
- Tuck away cables where possible
- Fireplace mantels and hearths should be clean and uncluttered
- Fireplace interiors should be clean with no black or charred logs

Dining Room and Breakfast Area

- Clean and clear tables
- Any candles should be new and unlit
- Clean and neaten breakfronts and glass-front cases
- Remove table leaves. The table should make the room look as large as possible.
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Porches, Decks and Outdoor Spaces

- Remove clutter. We want outdoor areas to look spacious and neat.
- Furniture should be clean
- Fire pits should be clean without charred wood. Fresh wood is fine and appealing.
- Decks should be free of mold, algae, fungus, peeling paint. Power washing is always a good idea.
- Any plants on display should be healthy and trimmed. Remove any dead flowers.
- Put away hoses

Garages

- Organize and neaten the whole garage. If it's a mess, you don't have to show it. The outside pictures will show that there is a garage(s).
- If possible, move car(s) out of the garage. If not, please wash the car.

Yards and Other Outdoor Spaces

- Try to coordinate it so that your lawn is freshly mowed for photos, and any trees/shrubs are trimmed
- Sidewalks, driveways, pool decks and walkways should be edged with no grass hanging over
- If possible, beds should be weeded and covered with fresh mulch or stone
- Flowers should be healthy and dead-headed (remove dead flowers)
- One or two garden gnomes or decorative items are okay
- Ponds should be clean and free of algae
- Water features should function and be clean and free of algae
- Pools and diving boards should be clean, and the deck area should be uncluttered. In winter, pool covers should be cleaned and free of standing water.
- Try to remove any driveway stains. Patch holes.
- Power wash walkways, driveways and sidewalks
- Make sure the home's siding and fences are clean

We hope this has been helpful to you!

Carolyn, Ted and Erika of Lynx Media & Photography

732-614-7777

LynxMediaNJ@gmail.com

www.LynxMediaNJ.com