

**Preparing Your Home for Real Estate Photography**

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 prior to the photographer arrival. 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 and yellow lighting.**
* **Put away hoses, garbage cans, and any other outdoor clutter**
* **Open or close blinds based on the view. The photographer will adjust for lighting.**
* **Remove cars from 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**

* Unless truly decorative, 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 cabinet doors and drawer fronts, including the handles
* 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.
* Remove any rugs

# **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 may be on towel bars
* Clean all surfaces, including ceiling vent fans, toilets, shower doors, counter tops, mirrors and cabinets
* Close all toilet lids

# **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 are 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
* All pet beds, toys, etc should be put away
* TV remotes should be put away

# **Dining Room and Breakfast Area**

* Clean and clear tables
* Remove any candles unless decorative
* Clean and neaten breakfronts and glass-front cases
* Remove table leaves. The table should make the room look as large as possible.

# **Porches, Decks and Outdoor Spaces**

* Remove clutter. You 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
* Put all cushions on the chairs

# **Garages**

* Organize and neaten the whole garage. If it’s messy, 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.
* Garage doors should be closed

# **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, flower 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, slides, 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
* Mailboxes should be clean and in good condition

**Seasonal Items**

* Best if these items are removed as they date the pictures

**Please don’t take offense to any of these suggestions! Remember we are trying to market your home, not your stuff**

**We hope this has been helpful to you!**

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