LYNX MEDIA

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's 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 the 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!

Carolyn, Ted, Alyson, Lee, Michelle, James and Lisa of Lynx Media & Photography 732-614-7777

LynxMediaNJ@gmail.com www.LynxMediaNJ.com