

## **Pre-Real Estate Photography Appointment Checklist & Expectations**

This document outlines essential preparations and ideal expectations for real estate photography appointments. My goal is to capture the property in its best light, and your cooperation in ensuring the home is ready will significantly contribute to the quality of the final images and the efficiency of the shoot.

### **Crucial Point: The Home Must Be Photo-Ready Upon My Arrival**

My schedule is often tightly booked, and the time allotted for your shoot is based on the assumption that the property will be completely prepared when I arrive. Any time spent waiting for staging, cleaning, or decluttering will reduce the time I have for photography and may impact the number and quality of images delivered. **Arriving at an unprepared home may incur a re-shoot or home prep fee.**

#### **I. Exterior Preparation (Please complete before my arrival):**

- **Vehicles:** Remove all vehicles from the driveway and street directly in front of the house.
- **Landscaping:** Lawn mowed, edges trimmed, weeds removed from beds, and leaves raked.
- **Hoses & Garden Tools:** Store all garden hoses, tools, lawn ornaments, and children's toys out of sight.
- **Trash Cans:** Move trash cans and recycling bins out of view.
- **Porch/Patio:** Sweep porches, patios, and decks. Arrange outdoor furniture neatly.
- **Pools:** If applicable, ensure pools are clean, covers removed (if desired), and all pool equipment stored away.
- **Pet Items:** Remove pet waste and any pet-related items (bowls, toys, beds) from the yard.
- **Winter Specific:** If applicable, shovel snow from walkways and driveways.

#### **II. Interior Preparation (Please complete before my arrival):**

##### **A. General Readiness:**

- **Decluttering:**
  - **Kitchen:** Clear countertops of all small appliances (toasters, coffee makers, blenders), dishes, sponges, soap, and excessive magnets/papers on the refrigerator. Leave only minimal, decorative items.
  - **Bathrooms:** Clear countertops of toiletries, toothbrushes, razors, and excess decor. Close toilet lids. Remove all bath mats, plungers, and toilet brushes.
  - **Bedrooms:** Make all beds neatly. Clear nightstands of clutter.
  - **Living Areas:** Remove remote controls, tissues, mail, magazines, and excessive personal items.
- **Cleaning:**
  - Dust all surfaces.

- Vacuum/mop all floors.
- Clean all windows and mirrors to remove smudges.
- **Lighting:**
  - Replace all burned-out light bulbs.
  - Turn on all interior lights (lamps, overhead, under-cabinet).
  - Turn off all ceiling fans.
- **Window Coverings:** Open all blinds, shades, and curtains to allow maximum natural light.
- **Personal Items:** Remove any highly personal items, valuables, or sensitive documents that you do not wish to be photographed.
- **Pet Items:** Remove all pet beds, food bowls, toys, and litter boxes.

#### **B. Specific Room Considerations:**

- **Kitchen:** Hide trash cans. Remove dish towels.
- **Bathrooms:** Hang fresh, clean towels (or remove all towels if preferred). Ensure shower curtains are straight.
- **Bedrooms:** Put away clothes and shoes. Close closet doors.
- **Office/Den:** Straighten books on shelves. Clear desk of papers and clutter.

#### **III. During the Photo Shoot:**

- **Occupants/Pets:** For the best results and to maintain privacy, it is highly recommended that homeowners, tenants, and pets are not present during the photo shoot. If someone must be present, please ensure they can remain out of view of the camera.
- **Accessibility:** Please ensure all areas of the home are accessible, including basements, attics, and outdoor spaces that are part of the listing.
- **Temperature:** Set the thermostat to a comfortable temperature, especially during extreme weather, to prevent lens fogging.
- **Realtor Presence:** While not strictly required, your presence is welcome to answer any specific questions about the property or to ensure all key features are highlighted.

#### **IV. Important Notes:**

- Ideally, I do not clean, stage, or move furniture/personal items during the shoot. My focus is solely on capturing high-quality photographs/video of the prepared space. If I have time and need to do some of this prep work, I may charge an additional fee.
- Minor touch-ups can be done in post-production, but my preference is to provide as realistic and authentic photos as possible.

By preparing the home according to these guidelines, you help me create stunning images that will attract potential buyers and showcase your listing in the best possible light.

Thank you for your cooperation!