



Russo Photo Laboratory: Property Preparation Guide

Important Access Information (To Be Provided 24 Hours Prior)

To facilitate a smooth experience, please provide the following details in advance:

- **Development Designation:** [Insert relevant information]
- **Gate Codes:** [Insert gate codes]
- **Access to Community Areas:** [Insert access information]
- **Parking Space Identification:** [Insert parking space number/identifier]
- **Mailbox Identification:** [Insert mailbox number/identifier]

Essential Property Preparation Tasks

To ensure your property is showcased at its best, please complete the following tasks before our arrival:

1. **Thorough Cleaning:**
 - a. Clean the property both inside and out, including all windows and grounds. A pristine environment enhances appeal.
2. **Decluttering:**
 - a. Remove personal photographs and items from countertops. This creates a neutral backdrop, allowing potential buyers to envision themselves in the space.
3. **Window Treatments:**
 - a. Open all window treatments to maximize natural light, creating a warm and inviting atmosphere.
4. **Lighting:**
 - a. Turn on all lights throughout the property. Well-lit spaces appear more inviting and spacious.
5. **Fans:**
 - a. Turn off all ceiling and portable fans to maintain a tranquil setting.
6. **Entryways:**
 - a. Unlock all entry points to ensure seamless access for our team.

Appointment Details

- **Duration:** Appointments typically last between 2 to 3 hours. We recommend scheduling your time accordingly to accommodate this.
- **Lead Time:** Please allow at least 5 business days for all services to ensure optimal preparation.
- **Virtual Staging:** Enhance your property's appeal with our virtual staging services, charged per photo at competitive market rates.
- **Payment Options:** A 5% processing fee applies to all credit card transactions for your convenience.

Why Choose Russo Photo Laboratory?

Our professional services are designed to elevate your property's presentation, attracting more interest and facilitating quicker sales. With our attention to detail and commitment to excellence, we ensure your property stands out in the market.

Thank you for your cooperation and commitment to showcasing your property effectively. We look forward to working with you!