

HOME STAGING CHECKLIST

Thank you for choosing 1.m.A Media to showcase your listing!

General Preparation...

- Ensure all lights/light fixtures work (matching colors are best)
- Declutter and remove all excess furniture and family items
- Store unnecessary items in garage, closets, or storage rooms
- Touch up paint and fill any holes in walls

General Cleaning...

- Clean home thoroughly
- Vacuum, sweep, and wash all floors/carpets
- Clean windows, mirrors, and glass surfaces
- Clean all walls, doors, casing, and trim

Exterior...

- Clear driveways of all vehicles and waste/recycle bins
- Mow lawn and manicure all flower beds
- Organize all patio furniture and/or children's toys
- Open umbrella and remove BBQ covers
- Clear driveway and sidewalks (WINTER)
- Sweep steps and patios (WINTER)

Kitchen...

- Clear countertops of excess appliances
- Empty sinks and put away all dishes
- Empty garbage and move bins to garage or storage room
- Remove all art/photos/magnets from fridge door and sides

Bathrooms...

- Clear counters and shelves of personal items
- Clean mirrors, shower, bathtub, and toilets (seats down too)
- Clean out showers/bathtubs and leave shower curtains open
- Empty garbage bins and leave toilet seat down
- Hang towels neatly from racks

Bedroom...

- Make beds and set pillows tidily
- Clean and clear all dressers and night stands
- Remove family photos and valuables
- Remove items hanging on front and/or back of doors

Pets...

- Hide pet beds, toys, and scratching posts
- Move water/feeding dishes to garage or storage room
- Ensure pet 'debris' is cleaned from the yard
- Have pets kenneled or offsite before photographer arrives

Realtor...

- If you can not be at the appointment please make sure that the homeowner/tenant has this checklist prior to the appointment

Other Helpful Hints...

- The less people in the house the better
- Turn on all lights and lamps
- Turn off TV's, computers, and ceiling fans
- Leave lights on until the photographer is done
- Have access to all areas of home (for floor plans)

The photographer will...

- Adjust lighting, curtains, and blinds
- Turn off lights when they are done
- Move smaller items as they see fit
- Represent you and your brokerage professionally

The photographer will not...

- Assist with staging
- Move furniture, boxes, and personal items
- Adjust broken window fixtures
- Wait for 'stage as you go' or 'clean as you go'
- Move pets and/or children



Like yourself, your photographer will have other appointments on the day of your shoot. This checklist will help make the home look as good as possible and will also help maximize everyone's time for the day.



Professional Real Estate Photography
 Professional Videography
 3D Virtual Tours
 Floor Plans
 RMS Measurements
 Aerial Photo and Video

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