Kats Eye Virtual Tours and Photography
SELLERS GUIDELINES (Rev 9/2026)

https://katseyevirtualtours.com / Email: info@katseyevirtualtours.com (410) 507-1314

Your Real Estate Agent has chosen Kat Eye Virtual Tours and Photography to display and market your home on the Internet and to supply photographs to your agent for marketing materials. We have been photographing homes in Maryland since late 2001. Thousands of homes have been photographed over the years, and each home has a unique personality that has been recognized and photographed with the "buyers' eye in mind" – so will yours. We will take care in each house, small or large – to showcase your home in its best way possible. But to do that – we will need your help! Please read over these suggestions that we have compiled to help with selling your home fast!

WHAT TO EXPECT THE DAY OF PHOTOGRAPHY:

The appointment will typically take 2-2.5 hours for most homes. Large homes will take a little longer. We are determined to make your house shine, please be patient so we can do our job as best as we can. Please do not turn off lights or put things back in rooms until we are completely done. If your Realtor has ordered a floor plan, we will go thru your home (usually after the photography is completed) to scan the floors / closets / decks / garage with a floor plan app. The process only takes an additional 15-25 minutes depending on the size of your home. If your Realtor has asked for a Zillow scan (or 3D it is called), that will also take longer depending on the size of your home.

If you have a lock box that is accessible for agents, you more than likely do not need to be at home during photography. We have access to your agent's lockboxes. We do prefer to have no one home during the session but understand if you are uncomfortable with that. Kathy Ward – the owner is completely insured and bonded with State Farm Insurance.

IMPORTANT: If you have an appointment time and prefer to be at the home during the session, please remember the apt time given is always an estimate. Traffic and other virtual tours may delay the photographer. Sometimes things are going well, and the photographer is a little early – you may ask your agent to provide your phone number to us so that we may call you once on the way to your home. It is preferred by the photographer that if you are to be home, that you try to stay out of the way of photos and not follow the photographer around, also (although we do love them!) please keep children and pets out of the way as well.

I get this question sometimes: How many photographs do you take? The answer is: How ever many it takes, meaning unknown until I see your property; our motto is with the "buyers" eye in mind – so we will look for anything different that will need to be showcased along with the normal images needed.

The completed photos will be sent to your agent for his/her use for brochures and for uploading into the Bright MLS system. We also use the photos for a slide show (also known as the virtual tour) which will be sent to many other real estate portal websites. The link to the virtual tour is separate from the photos on the main page of the Bright MLS listing – so

be sure to search for the virtual tour link as the slide show is always very nice to see and is in HD (please be aware that it may take longer to load on your computer – it just depends on your internet service provider).

Photography includes all the main living areas (such as living and dining room, kitchen, sunroom, master bedroom and bathrooms) and may also include secondary bedrooms, study, office, loft, basements. It is not recommended to show unfinished areas, inside of garages (unless finished), and closets/attics. Half bathrooms are photographed but may not show the best because of their size. All images should be photographed in horizontal format but occasionally we do photograph vertically if necessary.

CHECKLIST - SUGGESTIONS BEFORE YOUR PHOTOGRAPHY

- ✓ Please have cars removed from driveways. We like for garage doors and front door closed for the front photos. WAKE UP YOUR HOUSE - turn on the outside porch lights – yes even during the bright daylight! Turn on the inside lights – as the camera can see the lights (especially ceiling lights and foyer lights) inside when taking that main exterior photo! It really makes the house say "hey, look at me!"! Remove/hide garbage cans from the exterior of your house (including the yellow recycle bins) and make sure the yard is picked up.

- ✓ **Please check your light bulbs and change them if necessary! When there is a cluster of lights, and one bulb is out, it just does not look best. Or if one nightstand light comes on but the other side does not - we think of a missing tooth when that happens. ALSO PLEASE MAKE SURE LIGHT BULBS ARE THE SAME COLOR TEMPERATURE, especially in the same room. Please do not use CFL light bulbs (curly light bulbs) as bathroom vanity lights or in fans, use the regular light bulbs.**

- ✓ Open all blinds and shades! BUT … if you have the heavy plastic/wood blinds, it is preferred to have the slats open, but the blinds NOT pulled up, as it bunches up on the bottom and does not look the best. If the weather is not good, rainy, and dark, please DO NOT pull up the blinds. The photographer will figure out what to do when they get to your home.

- ✓ Dirty windows don't look the best – if you can clean your windows before photos, please do. Especially if there is a beautiful scene you while looking out the window. If you have had a lot of construction going on in the house, the windows really get dirty from the sanding, please be sure to clean those windows. Also, what REALLY does not look good is if the seal of the window is bad and the window has a lot of fogging or condensation. If this is happening, try to get the window repaired before photographs or be sure to have a blind on that window closed.

Kats Eye Virtual Tours and Photography
SELLERS GUIDELINES (Rev 9/2026)

https://katseyevirtualtours.com / Email: info@katseyevirtualtours.com (410) 507-1314

- ✓ Have the home clean and ready to photograph. Clean like you are receiving company for an important event or like your mother / mother-in-law is visiting! Please be careful with plug in scents. Some people have allergies, or asthma so be selective and use a mild scent. If used, they really are not needed in every room.

- ✓ KITCHENS: Please remove magnets, papers, and stickers on the refrigerator. Please remove items on top of the refrigerator. Clear as much as possible off the kitchen counters, knives, toaster ovens, microwaves. You can keep some stuff there, like coffee makers, or a nice assortment of utensils in a jar. Keep towels to a minimum. Make an ensemble of a cookbook on the counter, or coffee cups near the coffee maker. Be creative but keep it simple!!

- ✓ Try to minimize electric cords, hiding them as much as possible!

- ✓ Remove clutter on bathroom counters and in the shower stalls/tubs (remove and hide soap bottles, shampoo bottles, etc.)

- ✓ Toothpaste splatter shows up on bathroom mirrors, please clean all bathroom mirrors.

- ✓ Remove robes/clothing hanging on doors (put them in closet)

- ✓ Please limit the amount of tissue boxes lying around.

- ✓ FOR THOSE WHO HAVE CHILDREN! Children's Toys (hide them behind the sofa!). Please remove highchairs and booster seats from the kitchen/dining area as well.

- ✓ Be sure to have your beds made up, making sure the sheets are as straight as possible, please not too many pillows, please no stuffed animals. And be aware of things showing under the bed, if storage boxes, etc. are peeking out – please find another area for them temporarily (maybe closet). Pillow cases look best on the bed when the opening of the case is facing the middle, and not the outside of the bed.

- ✓ Turn the ceiling fans off as they will sometimes blur in the photo, but if it has a light please keep that light on. Check that dust is not hanging down off the fan when you turn it off. That may show in photo.

- ✓ Remove any personal item that you may not want to be photographed, as well as any personal photos you may have. Remember to remove your certificates of awards or graduation certificates too.

- ✓ Rooms look bigger if you do not have large items directly to the left/right of the door entrance. For example, I walk into a bedroom, and there is a large dresser on the wall (same wall as the entrance). Also, beds should be opposite of the entry door, with the foot of the bed pointing towards the entry door. Check out this website for some ideas on arranging bedrooms. https://www.roomlay.com/blog/bed-placement-in-room

- ✓ Keep the temperature of your home at a comfortable setting, not only for the photographer, but also for potential buyers. Also be sure the half bathroom has TP / paper towels / soap for your potential buyer's comfort.

Thank you for taking time to read over this document. Most sellers do find it helpful. With your help in doing as much as you can on this list, the photographer is able to get the best photos to showcase your home and get it sold/rented fast! These steps combined with your skillful agent – you are on a great start to moving to your next home.

We look forward to photographing your home!

If you have any questions, feel free to email katseyetours@gmail.com or call Kathy Ward at (410) 507-1314.

PS Some empty homes have turned off water - please let us know if that is the case so that we are aware.

… Kathy Ward