



Tips for Great Pics

ESSENTIAL PREP *(Please have these completed prior to my arrival!)*

- Windows.** Open blinds of windows with views, and make sure these windows are freshly cleaned.
- Lights.** Turn on all lights, make sure all burned-out bulbs are replaced, and lights are in working condition.
- Ceiling Fans.** Make sure all are off.
- Bathroom Mirrors.** Make sure they're spotless. (Cleaning streaks show up amazingly well in photos!)
- Garbage Cans.** Place garbage cans out-of-view. (The garage or side yards are great places.)
- Vehicles.** Make sure vehicles, including neighbors, will not interfere with photographing the home's exterior.

GENERAL

- Pets.** Make sure pets are secured or removed and toys, bowls, crates, etc., are removed.
- Garage.** Unless the garage has a unique feature that will help sell the home, I typically do not photograph garages, which makes the garage a great place for temporarily storing items out-of-view.
- Yard Prep.** Make sure lawn is mowed and edged, shrubs are trimmed, and toys and tools are removed.

EXTERIOR

- Garden Hoses.** Remove hoses the day before (hoses typically drip water when moved and will make for unattractive photographs of driveways and walkways).
- Sprinklers.** Turn off sprinklers the day before the photo-shoot to avoid puddles on pavement.
- Poop.** Be sure pet droppings are cleaned up.
- Pool, Spa, & Water Features.** Make sure the pool and spa are clean with covers off, and that pool, spa, and water features are turned on.
- Patio Furniture.** Wipe down patio furniture to remove dust. Do not hose off the day of the photo-shoot since this can create puddles

INTERIOR

- Kitchen.** Remove clutter. Keep dishes, soaps, sponges, towels, etc., out-of-view. Remove magnets from the refrigerator and throw rugs from the floor.
- Bathrooms.** Remove clutter. Keep tooth paste and brushes, razors, and other personal items out-of-view. Use decorative soaps, towels, candles, and flowers as accents. Remove throw rugs from the floor.
- Bedrooms.** Beds should be made and items (clothes, toys, etc.) removed from the floor.
- Trash Cans.** Have trash cans out-of-view.
- Portable Fans.** Remove portable fans. (Ceiling fans are a selling point but portable fans may lead a buyer to think the home has airflow issues.)
- Power Cords, Remotes, and Gaming Consoles.** Keep remotes and consoles out-of-view and power cords hidden as best as possible.
- Entry Way.** Clear of shoes, umbrellas, keys, etc.
- Personal Items.** Consider removing items personal in nature. You want to showcase your home (not you!) and provide potential buyers the opportunity to see the home as theirs.

TWILIGHT PHOTOS *(if applicable)*

- Interior & Exterior Lights.** Turn on all lights throughout the property. Make sure burned-out bulbs are replaced and all lights are in working condition.
- Pool, Spa, & Water Features.** Make sure pool and spa are clean with covers off, that pool, spa, and water features are on, and lights are on.