

Dear Homeowner:

First impressions are important. The photography that we will be capturing will be used in the local Multiple Listing Service, print materials and ads and will be distributed to high-traffic internet locations online. In order to provide your agent with professional images to help sell your home, we need your help. Find below some simple tips to prepare your home prior to our arrival. With your assistance, our team will be able to maintain an efficient filming schedule and provide you with professional real estate photos that will showcase your home in the best light and will greatly reduce the listing time on the market.

Thanking you in advance. We look forward to work with you!

exterior

- Remove cars, bikes, and trash containers from driveway and surrounding areas
- Remove or roll up garden hoses in front and back yards
- Remove children's toys, pet bowls and any yard equipment
- Have your outside yard areas neatly manicured and clutter free—colorful flowers or plants add appeal
- Have all pool and spas looking great with patio furniture displayed in an inviting manner
- Please remove any pool hose prior to our arrival

interior

- **Less is More.** Remove clutter in all areas. Magazines, newspapers, toys and pet bowls & beds
- The goal of any room is to create a beautiful and comfortable space. Buyers will imagine their family there
- Replace burned out bulbs and use bulbs of the same temperature (ALL Incandescent or ALL compact Fluorescent)
- Have TV's and monitors turned off. Fireplaces should be lit when possible
- Add decorator touches such as candles, fresh flowers and plants
- Please have kitchen free of clutter and remove photos and magnets from the refrigerator
- Clear countertops as much as possible. Remove things such as paper towels, shower items and trash cans
- Have towels neatly arranged or removed in all areas. Have beds made and master bedroom free of clutter

night photography

- Be sure that outdoor lighting, pool & spa lights are on and remove pool cleaning hose and toys
- Outdoor fireplaces/fire pits should be working. Light up your interior and exterior as if you were having a "party"
- Timing is crucial for night shoots. It is very important to have everything ready upon our arrival

Before We Arrive - lights, camera, action

- Open draperies and blinds, turn off ceiling fans and turn on as many lights as possible
- **PETS:** We love pets, but it would be helpful if you could arrange a safe place such as a garage during the shoot