

# Prepping your home to **MAXIMIZE** photo potential

– WHY PREP FOR PHOTOS? – Make The First Impression Count –

## Online – It's where buyers start

The majority of homebuyers start their search online, so it is important to make the first impression count! Follow these tips to prepare your home for the best real estate photos possible.

### GENERAL

- ✓ Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- ✓ Turn all lights and lamps OFF. Lights will be turned on as needed
- ✓ Replace all burned out light bulbs
- ✓ Turn all ceiling fans OFF
- ✓ Turn all TVs OFF
- ✓ Turn all computer screens OFF
- ✓ Open blinds/window treatments to let in outside light
- ✓ Remove personal photographs
- ✓ Make all beds
- ✓ Remove small floor rugs to reveal actual flooring
- ✓ Place all shoes/jackets in closets

### EXTERIOR

#### FRONT EXTERIOR

- ✓ Close garage doors
- ✓ Remove cars from driveway and front of home
- ✓ Clean up landscaping
- ✓ Remove empty planters
- ✓ Remove toys, sports balls, basketball goals, soccer-goals, etc.

#### BACK YARD

- ✓ Clean porch, tidy up outdoor tables/chairs/cushions
- ✓ Clear out kids toys, balls, frisbees, etc.
- ✓ Remove pool vacuum/cleaner hose
- ✓ Hide pool cleaning supplies
- ✓ Turn on pool fountains/water features
- ✓ Remove visible water hoses
- ✓ Remove trash cans

### KITCHEN

- ✓ Clear countertops completely. No knife blocks, baking supplies, mail, small appliances etc.
- ✓ Clear outside of refrigerator of magnets, papers, photos, etc.
- ✓ Hide garbage cans in pantry or closet
- ✓ Remove dishes from sink, place in dishwasher

### DINING ROOM / TABLE

- ✓ Clear table
- ✓ Use decorative place setting if available
- ✓ Feature one center piece such as a bouquet of flowers
- ✓ Straighten all chairs and space them evenly
- ✓ Remove child seats/booster chair

### LIVING / FAMILY ROOM

- ✓ De-clutter fireplace mantel/hearth
- ✓ Fluff and arrange furniture pillows
- ✓ Remove kids toys

### BEDROOMS

#### MASTER BEDROOM

- ✓ Make bed, including decorative pillows/shams if available
- ✓ Clear nightstands of all personal items
- ✓ Store away phone/tablet charging cables
- ✓ Remove all clutter from top of dressers
- ✓ Remove family photos from walls
- ✓ Clean under bed, removing items that may show in the photos

#### KID/GUEST BEDROOM

- ✓ Remove personalized names from walls
- ✓ Remove wall stickers/posters
- ✓ Remove diaper pails
- ✓ Clean under bed, removing items that may show in the photos

### BATHROOMS

- ✓ Clear countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- ✓ Put toilet seats down
- ✓ Close closet doors
- ✓ Remove shampoo, soap, loofahs, etc. from showers and tubs
- ✓ Remove dirty towels—leave out only unused towels
- ✓ Remove floor mats

### PETS

- ✓ Please make sure pets are secured away from areas to be photographed
- ✓ Place food and water bowls in pantry or closet
- ✓ Place pet beds/toys in pantry or closet
- ✓ Use lint roller on furniture to remove pet hair
- ✓ Contain pets in hidden crate or outside
- ✓ Clear back yard of pet waste/toy



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