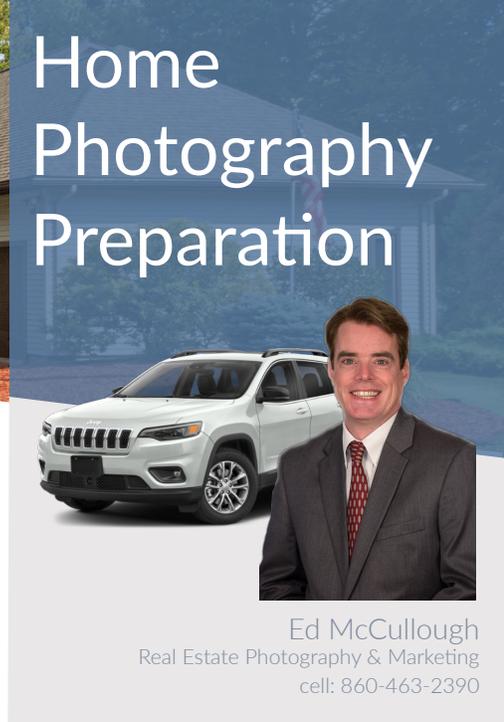




# Home Photography Preparation

*Listing photos are your first opportunity to engage an interested buyer - it's your first impression.*

Selling your home can be a whirlwind of activity, emotion and stress. Here are some helpful hints, as you prepare and help make the best first impression:



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**Appointment Time:** Please allow for a 15 minute window before and after the scheduled time due to traffic. Plan on about 1 hour per 1,000 s.q.f.t.

**Less is More:** Open and Roomy is what grabs the attention of buyers. Declutter and remove all excess kitchen counter items, furniture, family items, seasonal decorations and remove hanging coats/jackets, bags, shoes, etc.

**Light and Bright:** Turn on all the lights and open shades or blinds. Make sure curtains are hanging neatly. Clean/vacuum floors. If you have a fireplace to showcase, have a fire going (only if you are going to be home for the photo appointment).

**Where to put all the stuff:** Closets, garages, and unfinished storage rooms are great places to put items you don't want photographed. However a "walk-in closet" and/or closets with decorative shelving (California Closet System) are spaces that should be photographed.

**Kitchen/Dinning:** Clear counter tops, put away any hanging towels, clear refrigerator of any magnets or family notes. If garbage can is in sight, move it for the photo. Wipe down outside of appliances. Set table or simply dress the center with flowers or basket of fruit, etc.

**Bathrooms:** Put away personal products such as shampoos, soaps, etc. from the shower/tub. Make sure towels are hanging and folded neatly (that can be seen). Full roll of toilet paper on the holder and toilet seats down.

**Living Rooms/Dens:** Remove throws and blankets, magazines, remote controls, game controllers, fans and/or portable heaters, etc. Have television & computer monitors turned off. Shelves and bookcases neatened up.

**Bedrooms:** All bedrooms should have their beds made and laundry put away. Clear bedside tables and dressers of personal products/items. Remove/ hide any items that can be seen under the bed.

**Outside:** The front of the house is the first photo on the listing. Clear walkways, move cars and close garage doors. Hide trash/recycle bins. Put away toys and play equipment. Organize porches, decks, and patios. 24 hours prior is the best time to have the grass mowed. Driveway and walkways cleared of snow.

If you have any questions, please feel free to have your agent contact me anytime.



# The Photos Shoot Preparation Check List

## Exterior

- Close Garage Doors
- Park cars on street (Other side if possible)
- Sweep porches, walkways, patios and decks
- Clean outdoor furniture, Pools, Spa & Water Features
- Hide trashcans, seasonal decorations, water hoses, garden tools, kids toys, sports games, scrap lumber, and empty planter
- Arrange outdoor furniture as you would like it photographed. If there is a patio umbrella, please open it
- Remove yard signs (home security, school, political, etc.)

## Inside Home

### General

- Clean the house (sweeping, vacuuming, mopping, dusting)
- Put away personal items (family photos, valuable collections, etc.)
- Stow outdoor wear (shoes and coats) in closets
- Open shades, curtains, and blinds
- Wipe smudges from windows
- Turn on all lights and Replace missing or burned-out bulbs with bulbs of the same color temperature
- Turn off ceiling fans
- Turn off TV and computer monitors
- Hide all pet (dog/cat) beds, food bowls, toys,

### Kitchen

- Clean countertops
- Clear off the countertop (Remove appliances)
- Hide soap, cleaners, and sponges
- Put away dishes, pots, and pans
- Remove fridge magnets
- Hide garbage and recycling cans
- Turn on under cabinet and microwave lights

## Dining Room

- Clean tabletop
- Feature one centerpiece
- Set the table for dinner
- Straighten chairs
- Remove cobwebs from chandeliers

## Living Room / Family Rooms

- Clear the room of small things (magazines, remotes, coasters, etc.)
- Fluff pillows
- Clean fireplace
- Remove kids and pet toys

## Bedrooms

- Make the bed
- Smooth out creases in linens
- Clear out the underside of beds
- Remove personal items (nightlights, posters, charging cables, photos, cosmetics, and health care items.
- Hide CPAP or medical equipment (if possible)
- Take down coats and towels on backsides of doors

## Bathrooms

- Remove all soaps, toothbrushes, and personal items
- Clean sink, wipe down mirrors
- Put toilet seat lids down (Replace if broken or missing)
- Empty the tub/shower completely
- Swap out dirty towels for clean, wrinkle-free towels
- Take out floor/bath mats

## Home Office

- Remove all confidential documents. (Bank statements, utility / credit card bills, medical statements, etc)
- Remove any notes or signs of passwords or internet access codes
- Turn off computers, leave laptop computers open.
- Clear off the desktops