



Preparing Your Home for Photography

Photos are the first impression a potential buyer will have of your home so please let us know if there are any special features that you want to include or areas you want excluded. Unfinished basements, attics, and garages are generally not photographed, unless requested. The main objective is to declutter and depersonalize so your buyer can imagine living in their new home! If you use a stager, please schedule the photography after the staging is complete.

General:

1. Make sure all lights and lamps have working light bulbs and are turned ON.
2. Turn off ceiling fans.
3. Throw Pillows should be fluffed and arranged neat.
4. Put away any evidence of "work", including buckets, mops, trash cans, vacuum cleaners, sponges, soap bottles and cleaning cloths.
5. Remove newspapers, stacks of magazines and all TV/video remotes.
6. Windows and mirrors (bathrooms) should be cleaned and streak free.
7. Carpets should be vacuumed and wood floors polished.
8. All toys should be as neat as possible (put away if possible).
9. Pet beds, feeding bowls and pet toys should be out of sight and pets secured.
10. All window blinds should be at the same height.

Kitchen:

1. Clear off counter tops.
2. Soap pumps, sponges, towels, etc... should all be put away.
3. Small appliances are up to your discretion – just keep in mind if you can see it, then it will appear in the picture.
4. Mats/rugs should all be picked up.
5. A bowl of apples, oranges, lemons, or limes adds a nice touch of color to a kitchen counter and gives off a clean scent.
6. Remove all magnets, pictures, and notes from the refrigerator.

Bathrooms:

1. Toilet seats down, toilet paper rolled up.
2. Pick up all bathmats.
3. All towels should be either nicely folded or put away.
4. Shampoos, soaps, toothbrushes, etc... should be put away, out of sight.

Bedrooms:

1. Night tables should be completely decluttered.
2. Beds should be freshly made, and pillows fluffed.

Exterior:

1. Do not park cars in front of the house.
2. Remove trash cans, garden tools, garden hoses and sprinklers from view.
3. Sweep the driveways, patios, and sidewalks.
4. Deck/patio furniture should be set up with umbrellas in the open position (in season, if not too windy) and remove barbecue covers and place out of sight (if the grill is clean).
5. Mow the lawn, clean up any yard debris, store mower out of sight.
6. Brushes and trees should be trimmed to show a clear view of the house.
7. Enhance curb appeal with a front door wreath, pots of greenery or fresh flowers.
8. Remove all vehicles from the driveway.
9. Make sure the garage doors are closed.
10. Exterior garbage cans and toys should be placed out of view.



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