

# **Real Estate Photography Prep List**

We want the photos to reflect your home to be the best they can be. This requires teamwork and cooperation that will result in an outstanding online presence when your home goes LIVE on the market. While we would love to help you style/design your home, we unfortunately do not have the time or skill set required to do so. Please make sure that all staging and cleaning be done prior to our arrival.

## **General**

### **Tips for all areas in the home**

- Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- Turn all overhead lights and lamps ON
- Replace all burned out light bulbs
- Use bulbs of the same color temperature (ALL incandescent or ALL compact fluorescent). Please do not mix and match different color 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 (or replace with general landscape/object photographs)
- Make all beds
- Close all toilet lids
- Place all shoes/jackets in closets

## **Front Exterior**

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping (mow, trim shrubs, clear leaves)
- Remove empty planters
- Use broom to remove cobwebs from eaves and door frames
- Remove visible water hoses
- Remove toys, sports balls, basketball goals, soccer goals, etc.

## **Back Yard**

- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be fresh, not faded
- Clear out kid's toys, balls, frisbees, etc.
- Clean pool
- 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, etc.
- Leave out max of one small appliance (ex. coffee maker)
- 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, dust and polish the table top
- 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 chairs

### **Living / Family Room**

- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- A lit fireplace always makes for a compelling photo
- Fluff and arrange furniture pillows
- Remove kid's toys

### **Bedrooms - Master**

- 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

### **Bedrooms - Secondary**

- Remove personalized names from walls
- Remove wall stickers/posters
- Remove diaper genies
- 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 new, unused towels
- Remove floor mats

### **Pets**

- 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/toys

### **WE DO NOT**

- Move or re-arrange furniture
- Make beds, clean, dust or de-clutter
- Pick up toys or yard items
- Touch personal bathroom supplies (shampoo, toothbrushes, deodorant, towels)