

Preparing Your Photoshoot

To ensure that we can provide the most attractive photos for your listing, please follow the guidelines below:

Exterior:

- Remove vehicles from driveway and away from front of home
- Have the yard freshly mowed & edged with landscaped areas recently mulched & manicured
- Trim trees as needed
- Make sure leaves are blown from lawn and paved areas
- Put away all outside trash cans, recycle bins, water hoses and security signs
- Clean windows as clean as possible without streaks
- Organize deck furniture, uncover grill, open patio umbrella, etc.
- Remove pool equipment and debris from pool and pool area
- Sweep or pressure wash driveway as necessary
- Make sure yard is free of kid's toys, evidence of pets, unnecessary clutter, etc.
- Have front entry way clean & presentable

Interior:

- Turn on lights and lamps in the house
- Ensure all lights are in working order with no burned out bulbs
- Ensure all lights are the same color (daylight, soft white, etc.)
- Check thoroughly for cleanliness and clutter throughout the house
- Remove all evidence of pets
- Open window blinds and curtains to let in natural light
- Clean ceiling fans and turn off
- Turn off TVs and computers
- Put away all shoes
- Conceal power cords even if they need to be temporarily unplugged
- Remove family photos and any information you do not want to be seen online
- Remove any holiday items and calendars so photos are not dated
- Store all workout and medical equipment
- Remove all pets from areas to be photographed

Bathrooms:

- Put away all toiletries, toothbrushes, used towels, shampoo, soap, wastebasket, shower racks, etc.
- Close toilet lids
- Clean mirrors as clean as possible without streaks
- Close shower curtain
- If shower is a selling feature, remove all personal items & cleaners & leave curtain open
- Remove toilet brush, trash can & floor mats

Kitchen:

- Remove dishes and clutter from counters, magnets from refrigerator & pet bowls
- Puts trash can out of view
- Ensure all counters and sinks are spot free and clear of dishes
- Remove cleaners, sponges, and dish rags
- Ensure that any windows being photographed are clean as possible without streaks
- Remove or open window coverings to let in natural light
- Clean appliances as clean as possible without streaks
- Put away all child items, such as high chair, booster seats, toys, etc.
- Straighten bar stools and chairs around tables

Laundry Room:

- Ensure no clothing is visible in laundry area
- Remove cleaners and pet items
- Declutter

Bedrooms:

- Make beds, put away clothes and shoes
- Fluff pillows
- Clear off night tables & dressers

Items to help us get the best results possible:

- Brief pre-shoot tours are welcomed
- Please avoid following photographer during the shoot as it breaks concentration & flow
- Please avoid moving things once photographer is onsite
- Ensure pets are removed or kenneled safely out of site
- Please plan for staging, cleaning, power washing & landscaping at least a day ahead of photoshoot to ensure everything is ready when photographer arrives

Please Note, the photographer will move quickly but also concentrate on getting the best possible images of your property. Please do not rush or otherwise break the concentration to ensure best outcome.