

Professional photos and video attract more buyers, generate more online interest, and help your property make a strong first impression online.

Before our session, walk through each room and ask: "Is everything I see what I want buyers to see?"

■ OUTSIDE

- Remove vehicles**, trash cans & recycling bins from driveway and front of house.
- Sweep driveways**, walkways, porches, patios, and decks.
- Remove hoses**, sprinklers, garden tools, and children's/pet's toys.
- Mow the lawn**, trim shrubs, and remove weeds from flower beds.
- Add colorful flowers** near the front entry for added curb appeal.
- Open patio umbrellas** and arrange outdoor furniture neatly.

■ KITCHEN

- Clear ALL countertops** and islands. One decorative item is okay.
- Remove magnets**, calendars, notes, and photos from the refrigerator.
- Hide trash cans**, dish towels, sponges, cleaning supplies, and pet dishes.
- Remove kitchen rugs** and excess countertop appliances.

◆ LIVING & DINING

- Remove remotes**, chargers, mail, and personal items.
- Straighten pillows**, blankets, and furniture.
- Clear coffee tables** and visible shelving of clutter.
- Keep dining tables** simple with a single centerpiece.

◆ GENERAL INTERIOR

- Turn ON** all lights and lamps.
- Replace burnt-out bulbs** before we arrive and match color temperatures throughout.
- Open blinds and curtains** to maximize natural light.
- Turn OFF ceiling fans.**
- Clean windows** and glass doors if possible.
- Open interior doors** throughout the home to create a more open feel.
- Remove personal photographs** and personalized decor.
- Hide visible cords**, cables, and charging stations.
- Eliminate clutter** from floors, shelves, counters, and tables.

■ BEDROOMS

- Make beds neatly** and fluff pillows.
- Clear nightstands** and dressers of personal items.
- Hide laundry baskets**, trash cans, and excess clothing.
- Reduce closet contents** to showcase available storage space.

◆ BATHROOMS

- Clear countertops** of toiletries and personal care items.
- Put toilet seats and lids DOWN.**
- Remove bath rugs** if they make the space feel crowded.
- Store shampoos**, soaps, razors, and toothbrushes out of sight.
- Hang fresh towels** neatly.

■ BASEMENT & GARAGE

- Basement:** move stored items toward walls to maximize visible floor space.
- Garage:** clear the center floor so buyers can visualize parking and storage.

♥ PETS

- Secure pets** during the session.
- Remove pet bowls**, litter boxes, crates, and pet toys.
- Clean visible pet hair** from furniture and flooring.

★ DAY OF SHOOT

- Have the home** fully photo-ready before our arrival.
- Plan for approximately 60–90 minutes** on-site.
- Avoid walking through** rooms being photographed or filmed.
- Turn televisions OFF** unless otherwise requested.
- Avoid running** dishwashers, washing machines, fans, or other noisy appliances during video recording.
- If possible**, arrange for pets and children to be away during the session.