

# STAGING YOUR HOME FOR STUNNING PHOTOGRAPHY

Getting your home ready for professional photography is important. Remember that your real estate photos and interactive virtual tour will be on the web and available for viewers 24/7, so a little time spent preparing now will pay off greatly in the end.

Our average on-site time for a photo shoot is **typically 1-3 hours** depending on the package that was ordered. We will be photographing both the inside and outside of your home.

The photographer will likely have several shoots booked for that day so time at each location is limited. It is important that your home be in the condition that you want it photographed, before the photographer arrives.



## Kitchen/Dining Areas

- Clean off counters; remove any clutter
- Make sure dirty/clean dishes are out of the sink & put away
- Empty the garbage can, or if possible hide from view
- Remove items posted on fridge
- Remove dish towels from oven, cabinets and sink
- Hide trash cans
- Pull window coverings 3/4 closed

## Lighting

- Double check all light bulbs are working
- Ensure bulbs in light fixtures are all the same color
- Turn on as many lights beforehand as you can
- Fans need to be turned off- If there's a secret to having lights on and fans off, please set that up beforehand



## Most Importantly - Declutter!

Clutter is the biggest issue to tackle before your photo shoot. View your rooms as if through a camera lens; anything that catches your eye will also catch the viewer's. Ensure potential buyers focus on your home, not the clutter. Take a few moments to declutter each room, paying special attention to areas behind chairs and under beds, tables, counters, and doors.

## Bathrooms

- Put essential items used daily in a small box that can be stored away
- Close toilet lid and hide the trash cans
- Clean mirrors & glass surfaces
- Hang your best towels neatly from a towel bar
- If inside of shower or bathtub is visible, remove viewable products
- Clear off counters and shelves
- Pull window coverings 3/4 closed



## Living/Common Areas

- Remove clutter and tidy up shelves, counters and table tops
- Straighten couch pillows
- Turn off televisions and hide remote
- Turn on fireplace
- Remove extra furniture, if possible
- Remove personal / family pictures from the walls
- Pull window covering 3/4 closed

## Exterior

- Spruce up entryways, gardens and lawns; trim shrubbery if necessary
- Yard and patio should be neat; outdoor furniture should be in good shape
- Mow the lawn; make sure the driveway & entryway are free of clutter
- In the winter, keep the sidewalks cleared of snow
- Remove vehicles from driveway and don't park directly in front of the house
- Remove toys, miscellaneous yard items and debris
- Hide trash cans



## Pets and Pet Supplies

- Remove pet beds, blankets and toys
- Hide food/water bowls, litter boxes and crates
- Remove pets from the house during the photography session
- If pets must remain, if possible, put pets and crates in a room. This room will not be photographed. Let the agent/photographer know which room
- Do not leave pets loose in the house or property