

Make a Lasting First Impression!

Great photos help sell homes faster! To attract buyers and maximize showings, it's important to present your home in its best condition before the photo session. Proper preparation ensures we capture elegant, eye-catching images that grab attention.

Here's how to get ready:

- ✓ Have your home fully staged—inside and out—before we arrive.
- ✓ Avoid moving items between rooms during the shoot. Have them stowed away beforehand.
- ✓ If your home isn't photo-ready, please reschedule at least 24 hours in advance.

A little preparation goes a long way in making your listing stand out. Let's showcase your home at its best and get buyers through the door!

Living Room

- ☐ Remove clutter (tissue boxes, remote controls, personal photos, and other personal items).
- ☐ Sweep floors and vacuum carpets.
- ☐ Remove large area rugs to showcase beautiful flooring.
- ☐ Hide children's toys and portable cribs.

Kitchen

- ☐ Wipe down counters.
- ☐ Store all small appliances in cabinets.
- ☐ Remove magnets and photos from the refrigerator.
- ☐ Hide sponges and soap dispensers.
- ☐ Clear items from the top of the fridge.
- ☐ Remove all throw rugs.
- ☐ (Optional) Set the table with a full table setting.
- ☐ (Optional) Add a bottle of wine with glasses for a nice touch.

Bedroom

- ☐ Make all beds.
- ☐ Hide or neatly organize children's toys.
- ☐ Vacuum or sweep all floors.
- ☐ Hide tissue boxes, personal items, excessive photos, remote controls, alarm clocks, and phone chargers.
- ☐ Ensure the room feels comfortable and inviting.
- ☐ Check that all lamps have working bulbs and are plugged in.

Bathroom

- ☐ Hide all toiletries such as soap dispensers, toothbrushes, and cosmetics.

- ☐ Wipe down counters and remove throw rugs.
- ☐ Have clean, folded towels in their normal areas.
- ☐ If any visible area is dirty, please clean it.
- ☐ Put away bathroom scales.

Outside

- ☐ Have lawn at a presentable level (fresh cut not necessary).
- ☐ Roll up hoses and have all outdoor furniture set up.
- ☐ Open umbrellas on outdoor furniture.
- ☐ Make sure that trash cans are not visible, put them in the garage or bring them to the street as far from the front of the home as possible.

Final Pre-Shoot

- ☐ Make sure all interior lights are on.
- ☐ Ensure blinds are open.
- ☐ Turn off ceiling fans in rooms that will be photographed.
- ☐ If bulbs are out in any room, please replace any that can be reached safely.
- ☐ Remove all cars from the driveway and do not park in front of the house.

QUICK TIPS:

- ✓ Use the laundry room and garage as handy hiding spots.
- ✓ If space runs out, stash extras in closets or under beds.
- ✓ Clear out seasonal decorations for a clean look.
- ✓ Remove valuables from sight for the camera.
- ✓ The photographer will happily walk through your home before shooting, offering basic staging tips or micro adjustments.
- ✓ Everything must be set beforehand. The photographer will not be moving items during the shoot.

Thank you for choosing us to capture your home we are excited for you to see the final shots!