



# PHOTO PREPARATION

## Preparing for home photos

We've taken everything we've learned in successfully preparing, marketing and selling hundreds of properties and compiled the list below to help our clients best prepare their homes for professional photography. Following the checklist below will ensure your home is picture perfect.

You may wish to print off this checklist to make sure that the following items are completed prior to the photographer arriving.

### Lighting

- All interior and exterior lights on, including: floor lamps, table lamps, under cabinet lighting, stove-top/hood lighting, bedside lamps, ceiling fan lights and other secondary light sources.
- Ensure that ALL light bulbs work. Replace any burnt out bulbs.

### Kitchen

- Remove all non-decorative items from counters, including: dish soap, paper towels, phones, cleaning supplies, etc.
- Remove magnets, photos, kids artwork, etc. from the refrigerator, cork boards, etc.

### Bathrooms

- Lower all toilet seats.
- Clear countertops of non-decorative items.
- Remove toiletries from bath/shower area, including: toothbrushes, lotions, hand soaps, shampoos, shaving tools, etc. Shower curtains/doors will be open to show of tiling, fixtures, etc.

### Front & Back Yards

- Put away garbage bins, yard tools, pool toys & supplies, pick up pet waste, etc.
- Put hoses and other equipment away, organize patio/deck.
- General yard cleanup, including: fresh cut grass, tidy landscaping.
- Take down flags.



# PHOTO PREPARATION

## Pets

- Put away all pet supplies, including food/water bowls, crates, litter boxes, toys, etc.
- Please keep pets out of the way during the shoot and move out of the house or to the backyard, garage or bedroom.

## Vehicles

- Ensure that no vehicles are in the driveway or on the street in front of the home.
- Close garage doors.

*We typically don't photograph garage interiors unless specifically requested.*

## Staging

- If available/appropriate and time allows, add pleasing accents on counters and tables. For example: fresh flowers, fresh fruit, new candles.

## Window Treatments

- Open curtains/blinds all the way in every room. Blinds should be twisted open, not pulled up.

## Neighbors

- Let the next door neighbors on both sides know about the scheduled shoot so that they can ensure their yards are clean, cars are out of the driveway and garage doors are closed.

## Additional Reminders

- Remove all holiday decor.
- Turn all ceiling fans off.
- Put all personal items away.
- Remove any religious symbols from view.
- Make the house as clean as possible - remove streaks from mirrors, vacuum, make beds, etc.