

DINING ROOM / TABLE

Allow buyers to imagine a nice family meal

- Clear table, dust and polish the table top
- Use decorative place setting if available
- Feature one center piece such as a bouquet of flowers
- Straighten all chairs and space them evenly
- Remove child seats/booster chairs

LIVING / FAMILY ROOM

The space to enjoy conversation and spend quality time with family

- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Clean interior of fireplace and re-paint if needed
- Fluff and arrange furniture pillows
- Remove kid's toys

MASTER BEDROOM

A good nights rest recharges the body and mind.

- Make bed, including decorative pillows shams if available
- Clear nightstands of all personal items
- Store away phone/tablet charging cables
- Remove all clutter from top of dresser

BATHROOMS

To be spa-like, the bathroom must be clear of all personal items.

- Clear countertops completely
- Put toilet seats down
- Remove shampoo, soap, loofahs, etc. from showers and tubs



PETS

Pets are loving, but their presence should be minimized.



- Place food and water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Clear back yard of pet waste/toys

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WELCOME

Preparing your home for Real Estate photos is very important in the marketing process. A Buyers first impression will be online and my goal is to maximize your home's potential.

Here are some helpful guidelines to frequently asked questions

I look forward to a great shoot!

Thank you





GENERAL

Tips for all areas in the home

- Turn all overhead lights and lamps ON
- Replace all burned out light bulbs
- Turn all ceiling fans OFF
- Turn all TVs OFF
- Turn all computer screens OFF
- Open blinds/window treatments to let in outside light
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets in closets

Remember anything that is visible will show up in the photo.

Prepping your home to maximize photo potential

Online... It's where buyers start

The majority of home buyers start their search online, so it is important to make the first impression count!

Follow these tips to prepare your home for the best real estate photos possible.
Please DO NOT STRESS. Remember these are just tips/guidelines meant to help.
Looking forward to a great shoot!



FRONT EXTERIOR

Online "curb appeal" - the front exterior is usually the first photo buyers see

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping
- Remove empty planters
- Remove visible water hoses



BACK YARD

The back yard should be an oasis to relax

- Clean porch, tidy up outdoor tables/chairs/cushions
- Clear out kid's toys, balls, frisbees, etc.
- Remove pool vacuum/cleaner hose
- Hide pool cleaning supplies



KITCHEN

Sometimes the focal point, the kitchen deserves attention to detail

- Clear countertops completely. No knife blocks, baking supplies, mail, etc.
- Leave out max of one small appliance (ex. coffee maker)
- Clear outside of refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet.

