

Having the home photographed

When your home is photographed for a real estate listing, both the **exterior** and **interior**, including all **major rooms**, will be photographed. I've compiled this list not only to help make your property outshine the competition, but to ensure that your home photographs well.

**It may look daunting,
but it's WORTH IT!**

Think of it this way – we are not photographing *your* home; we are photographing the **potential new home** of prospective buyers. Please do not take the process personally as it is just part of the business of selling a house.

**Home photography is easiest
when the homeowner is not present.**



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Residential Real Estate Photography Prep List

First impressions are everything!

In today's market, **more than 90%** of home buyers start their home **search online!** Photos of your home become the first reason buyers choose to look at your property over others listed in the area.





General Interior Prep

- Declutter - Remove excess furnishings and knick-knacks from rooms. Large amounts of furniture and decorations do not generally photograph well and can distract from the homes features.
- Turn ON all the lights, inside and out. Check ALL light bulbs and replace if needed.
- Turn off and clean ceiling fans.
- Turn off TVs and computer screens.
- Open blinds, shades and curtains.
- Pick up rugs so the floor can be clearly seen.
- Wash the windows.
- Dust, vacuum and/or sweep/mop the floors.
- Make sure that light fixtures/chandeliers are clean.
- Be prepared for gas fireplaces to be lit.
- Put away toys.

Front Exterior—Curb Appeal

The most important photo of all!

- Remove all vehicles, boats, trailers etc. from the driveway – do not park in front of the house.
- Move garbage cans, hoses, lawn equipment, etc. out of sight.
- Cut grass or clear snow.
- Rake up leaves and debris, pull weeds and remove any dead vegetation.
- Prune trees and shrubs.
- Clean/wash windows.
- Pick up after your pets.
- Turn on front porch lights.
- (Optional) plant fresh flowers.

**Remember—
These tips have the potential
to help sell your house faster!**

Living & Family Room

- Remove newspapers, magazines and books.
- Tuck remote controls in a drawer.
- Conceal exposed cables and cords.
- Remove clutter, personal photos, the kids toys, etc. from bookshelves, tables and the floor.
- Straighten pillows and throws.
- Declutter fireplace mantle.

Kitchen

- Put small appliances, knife blocks and kitchen gadgets away and off the counters.
- Remove photos, notes, papers and magnets from the refrigerator.
- Wipe down counter tops and appliances.
- Don't leave dirty dishes in the sink or sponges, dish towels, dish soap or the like near the sink.
- Move trash cans out of sight.

Dining Room

- Dust furniture and clean floors.
- Set your dining room table (optional). Don't hide your table under a tablecloth.
- If you have a China cabinet make sure things are straight and tidy inside.



Bedrooms

- Tidy up, dust and vacuum/sweep.
- Pick up and put away clothes and shoes.
- Make beds; straighten blankets and pillows. No visible objects under the bed.
- Remove items from bedside tables – books, magazines, pictures, clock radios, etc.
- Kids rooms – straighten up, put excess toys out of sight, take posters and drawings off the walls.

Bathrooms

- Close the lid on toilets.
- Clear off counter tops – toiletries, tissues, etc
- Place fresh towels, neatly folded, on towel bars.
- Mirrors and shower doors should be clean.
- Remove personal care products and children's bath toys from the shower and tub.

Deck/Back Yard

- Set up patio furniture and open patio umbrella.
- Use container plants to add color and style.
- Clean pool and hide cleaning supplies.

Animals

While I *am* an animal lover, having a cat or dog in photos can be a turn off for some people.

- Arrange for animals to be kenneled or out of the home during photos if at all possible.
- Put pet dishes and beds in closet or pantry.

Other Areas

We don't typically photograph closets, pantries, garages, or unfinished storage areas unless they are a selling feature of your home. If you or your agent want to showcase these, make sure they are clean and well organized and that your agent knows you want them photographed.

**KEEP IN MIND—
I may still move some items and/or
furniture to help stage a room.**