

## Welcome Homeowners!

### Prepping your home to MAXIMIZE photo potential.

Why prep for photos? It's where buyers start their search for their perfect house. The majority of homebuyers 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. (For the actual time window, if possible, the photographer would prefer for the owner not to be home. This allows them to freely shoot the home without concerns of getting a head shot accidentally in the pictures or being distracted and missing an angle. It also insures that the house is fully ready when they arrive so they can maximize their time on the pictures. If the house is on lockbox, the photographer will use the key and lockbox to gain access and lock up when finished.)

#### **Tips for all areas in the home**

- Thoroughly clean the whole house: Vacuum carpet, mop hard floors, clean countertops, clean windows. Clean windows are a BIG deal if I'm going to capture the view outside.
- Replace all burned out light bulbs.  
Use bulbs of the same temperature (ALL incandescent or ALL compact fluorescent)  
**Decorative lamps often throw odd color casts and do not need to be turned on**
- Turn all ceiling fans OFF.**  
Turn all TVs OFF.  
Turn all computer screens OFF.
- Open blinds/window treatments to let in outside light.
- Remove personal photographs (or replace with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all Shoes/jackets in closets
- Kitchen**  
Clear countertops completely: 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  
Remove dishes from sink, place in dishwasher

**Dining Room/ Table**

Clear table, dust and polish tabletop  
Use decorative place setting if available  
Feature one centerpiece such as a bouquet of flowers

Remove child seats/ booster chairs

**Front Exterior**

Close garage doors

Remove cars from driveway and front of home

Clean up landscaping (mow, trim shrubs, clear leaves)

Remove empty planters

Use a broom to remove cobwebs from eaves and doorframes

Remove visible water hoses

Remove toys, sports balls, basketball goals, soccer goals, etc.

**Back Yard**

Clean porch, tidy up outdoor tables/ chairs/ cushions

Pillows/ cushions should be fresh not faded

Clear out Kids' and pets' toys, balls, Frisbees, etc.

Clean pool – Remove pool vacuum/cleaner hose

Hide pool supplies

Turn on pool fountains/water features

Remove visible water hoses

Remove Trashcans

**Living / Family Room**

Remove stacks of magazines, papers, mail, etc.

De-clutter fireplace mantel/ hearth (no more than 5 items)

Clean interior of fireplace and re-paint if needed

Fluff and arrange furniture/ pillows

Remove kids'/ pets' toys

**Bedrooms**

Make bed, including decorative pillows/ shams if available

Press bed linens and bed skirts

Clear nightstands of all personal items

Store away phone/ tablet charging cables

Remove all clutter from top of dressers

Remove family photos from walls

Clean under bed, removing items that may show in the photos

**Bathrooms**

Clear all personal items

Clear countertops completely

Put toilet seats down

Close closet doors

Remove shampoo, soap, loofahs, etc. from showers and tubs

Remove dirty towels – leave out only new, unused towels

Remove floor mats

**Pets**

Place food and water bowls in pantry or closet

Place pet beds/toys in pantry or closet

Use lint roller on furniture to remove pet hair

Contain pets in hidden crate or outside (pets must not be loose during shoot)

Clear backyard of pet waste/toys



*Access*

REAL ESTATE PHOTOGRAPHY