



REAL ESTATE PHOTOGRAPHY HOME PREPARATION GUIDE

TIPS

- Remove and store water hoses a few days before the photo shoot as hoses can drip water and create unsightly puddles
- Yard Maintenance: Don't water the yard the day of or the day before the shoot to avoid puddles. Mow the lawn a few days before the shoot and bag all the clippings.
- Portable fans are unsightly and will give potential buyers the wrong impression of the house. It's best to keep them stored away during the shoot.
- Store belongings in the garage or in closets (but not the master closet). Garages and closets are usually never photographed, so they're a great place to store clutter.

If you have any questions or need to reschedule your real estate photo shoot, please give us a call, text, or email.

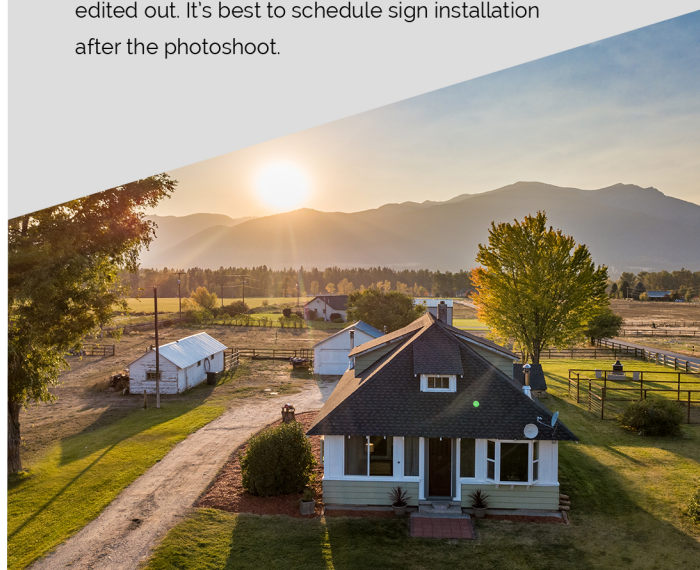
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EXTERIOR

- Remove all vehicles from the driveway and, if possible, keep cars from parking on the street directly in front of the house.
- Move the garbage, recycling, and yard waste bins out of view; either along the side of the house or in the garage.
- Hide all gardening equipment and tools, including hoses and water sprinklers.
- Pick up all dog waste.
- If you have a pool and/or spa, please make sure they're clean and remove the covers. For spas, provide instructions to the realtor on how to turn it on.
- If you have fountains, waterfalls, etc., please clean them and provide instructions to the realtor on how to turn them on.
- Dust and remove cobwebs from all outdoor furniture. Do not hose down your furniture the day of your shoot, since this can create puddles.
- If possible, the for-sale sign should be removed from the property by the realtor if it has already been installed. Visible signs violate MLS photo rules, and they can't always be edited out. It's best to schedule sign installation after the photoshoot.



INTERIOR

- Keep pets off the property or safely secured away, but out of sight during the photo shoot, and hide all pet food bowls, toys, and pet supplies.
- Turn on all the interior lights. Replace all burnt-out light bulbs, and try to keep all bulbs in a room the same color temperature.
- Open up all the blinds and window coverings.
- Declutter the kitchen: A few items on the counters are usually fine, but dishes, sponges, rags, etc. should be put away. It's best to remove all magnets, pictures, etc. from the refrigerator and remove throw rugs from the floor.
- Declutter the bathrooms: Toothpaste, toothbrushes, razors, and other personal items should be hidden. Decorative unused soaps, candles, flowers, etc. are preferred. It's also good to remove all throw rugs.
- Lower the toilet seats and lids.
- Prep the bedrooms: All bedrooms should have their beds made and items put away.
- Trashcans can distract, so it's best to hide them in closets or the garage.
- Try to hide all cords and remotes to keep things tidy and clean.
- Clear entryways: Remove all shoes, umbrellas, and similar items from entryways.