

Preparing for a Real Estate Photo Shoot

General

- Thoroughly clean whole house (vacuum carpets, mop hardwood floors, clean countertops, clean windows)
- Replace all burned out light bulbs
- Minimize personal photographs
- Place all shoes/jackets in closets
- Pickup all children/pet toys and store them in a closet
- Hide all remotes
- Conceal all exposed cables as best as possible
- Close all closet doors
- Store seasonal décor (if possible)
- Place pet food and water bowls in pantry, closet, or playroom

Exterior

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping (mow, trim shrubs, clear leaves, pull weeds) and clear yard of pet waste
- Sweep driveway, sidewalks, and patios
- Remove toys, sports balls, goals, tools, etc. (if possible)
- Move trash/yard waste/recycle bins, empty planters, hoses, etc. in garage
- Clean porch, tidy up outdoor tables/chairs/cushions
- Uncover barbecues, pools, spas, and hide the covers

If applicable:

- Clean pool, remove pool vacuum/hoses
- Hide cleaning supplies

Kitchen

- Clear surfaces (countertop, top of refrigerator, etc.) completely (NO knife blocks, baking supplies, mail, etc.)
- Leave out max of two small appliances (ex. coffee maker)
- Clean and polish the major appliances refrigerator, oven and range hood
- Clear outside of refrigerator (NO magnets, papers, photos, etc.)
- Hide garbage cans in pantry or closet
- Remove dishes from sink (place in dishwasher)

Dining Room

- Clear table, dust and polish table top and use decorative place settings (if available)
- Feature one center piece such as a bouquet of flowers
- Straighten all chairs, make sure they are spaced evenly and remove children seats/booster chairs

Living/Family Room

- Remove stacks of magazine, papers, mail, etc.
- De-clutter fireplace mantel
- Fluff and arrange furniture pillows
- Consider removing some furniture to give space

Bedrooms

- Make all beds (including decorative pillows if available)
- Clear nightstands and dressers and store away charging cables
- Clean under bed (items will be seen in the photographs)
- Remove personalized names, wall stickers, and posters from wall

Bathrooms

- Clear countertops completely (NO soaps, toothbrushes, medicine, deodorant, etc.)
- Put toilet seats down
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove dirty towels - leave out only new/unused towels

The Photo Shoot

- Contain pets in garage or out of site
- Turn all ceiling fans OFF
- Turn all TVs and computer screens OFF
- Turn on all lights (overhead, lamps, under cabinet, and exterior)
- Open blinds/window treatments to let in outside light
- Turn on pool fountains/water features

What to Expect

The photographer is looking forward to photographing your home and to achieve the highest quality as possible. In order to do this, at the highest level of professionalism, they ask two things.

Please know that it is their policy not to move/arrange furniture or personal items, so it is very important that this is done prior to their arrival. Secondly, although the photographer enjoys meeting and conversing with people, they need to focus on creating the best images possible. To do this, they ask that if possible, please be in a separate room than the current room they are photographing.