

PREPARING FOR YOUR PHOTO SHOOT

- Your Realtor might recommend a professional stager, which is a wise decision. They can provide valuable ideas to help you stage your home effectively.
- Anything that you do not want photographed please remove.

LIGHTING

- Turn on all the light both inside and outside(all ceiling/table/floor lamps, under counter and stovetop lighting)
- Ensure that all light bulbs are working. Replace any burnt out bulbs

MASTER BATHROOM

- Flush and lower all toilet seats
- Clean countertops of all items (unless directed by a stager)
- Remove toiletries from bath/shower area (shower curtains/door open to show off unique features/tiling)
- Remove all cleaning equipment and ensure bathroom is clean

BEDROOMS

- Make all beds with clean linen and spread or comforter and fluff all pillows
- Remove anything that is under the bed
- Rotate and flip mattress if needed

MISCELLANEOUS

- Turn off ceiling fans and dust
- Remove any religious, political, sports memorabilia, family photos, etc.
- Anything that a buyer could open and look at, clean, organize and declutter
- Clean, clean, clean. We want the photos to grab a buyer's interest
- Remove all valuables or lock up in a safe
- Let your neighbors know we are coming and ask them to have their property presentable
- Put away children toys
- Open all blinds, shutters and window treatments to let in the light.

KITCHEN

- Remove all non-decorative items form counter (soap dish, paper towels, cleaning supplies
- Remove magnets, photos, kids artwork, etc from the refrigerator

LIVING AREAS

- Fluff and arrange all pillows and cushions
- Dust surfaces like shelves, tables & entertainment centers
- Vacuum and sweep floors
- Pick up an clutter and put away (remotes, chargers, magazines, books (unless directed by a stager))

PETS

- Keep pets out of the way during the shoot
- Put away pet supplies, toys, crates, food/water dishes

OUTSIDE

- Remove all vehicles from the driveway
- Close garage doors
- Pull up any visible weeds
- Mow the yard or rack it (seasonal)
- Fresh mulch if possible
- Power wash if needed and possible
- Clean windows
- Clean outdoor furniture
- Clean gutters
- Take down flags
- Pick up pet waste
- If there is a pool, clean or cover and put away all cleaning supplies



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