

## PREPARING YOUR HOME FOR PHOTOGRAPHS

**Congratulations!** You're working with a REALTOR® who knows the importance of having professional quality photos to market your home. Studies have shown that buyers choose the homes they want to see based on the quality and quantity of pictures they see online. In order for me to get the best possible images of your home, I'll need your help. Here are some things you can do to prepare your home for a photo shoot:

### **OUTSIDE**

- ❑ **Remove vehicles**, trash cans, recycle bins, etc. from driveway and front of house.
- ❑ **Sweep driveway**, walkways, porches, patios and decks.
- ❑ **Remove hoses**, sprinklers, garden tools, children's/pet's toys.
- ❑ **We prefer to Mow lawn NO EARLIER than 3 DAYS prior to appointment.** This is to showcase the Vivid green grass and avoid any bareness or brown spots. ; Also trim back shrubs/bushes from walkways and doors; remove weeds from flower beds and around shrubs/bushes.

### **INSIDE**

- ❑ **Turn on all lights** – Turn off ceiling fans - moving fan blades blur in the photos.
- ❑ **Replace any burnt out bulbs.** Make sure all light fixtures have the proper type of **bulbs** - do not mix fluorescent and incandescent bulbs.
- ❑ **Open window coverings( in the up position)** (curtains, drapes, sheers, blinds) to let in as much natural light as possible. Of course, if the view out a window isn't pleasing, leave those coverings closed.
- ❑ **Eliminate** as much **clutter** as possible, including children's toys, clothing, piles of newspapers/magazines, and remotes.
- ❑ **Remove toiletries, Medication** and other personal items from bathroom counters; **close toilet lids**; remove/replace old or dirty towels, washcloths, etc.; remove all shower bottles, and sponges from showers with glass doors.
- ❑ **Make all beds neatly** (avoid wrinkles, lumps, etc.); clear dressers of personal items.
- ❑ **In your office**, Stow away any valuables such as iPad, iPod, or Laptops; unplug dangling cables/wires; Remove any Files or documentation from tops of desks.
- ❑ **In the kitchen**, remove most, but not all, items from the counters. Items that can be left out might include: decorative canisters, a colorful bowl or platter, no more than one countertop appliance. You want it to be uncluttered, but not sterile. Items to remove or hide from view include: soap dispensers, dish towels, trash cans. Remove everything (magnets, pictures, calendars, etc.) from the outside of the refrigerator.
- ❑ **Pets- Stow away pet bowls, crates, dog beds, cat towers, & litter boxes.** Please have a plan for your furry friends, as not to be seen in pictures. Although we love them, we would not want to discourage buyers from looking at your property.

**Helpful Hiding Tip:** Closets, garages, pantry's, or under sinks are great places to stow items that will not be photographed and **out of sight from the camera lens.**

It is our job to capture your home in the best way we can, and the technique of photography takes time. So please allow **1hour per each 1,000 sq. ft.** for appointment time.

**Online.....It's where buyers start**

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