

TIPS FOR A GREAT PHOTO SHOOT

Surveys by the National Association of Realtors consistently reveal that photography is the most important thing to home buyers when searching for a home online. In order to ensure the greatest number of buyers will cross the threshold of your home, we provide complimentary professional photography. Below is a list of tips to help you prepare your home for the photo shoot.

GENERAL

- TIPS FOR ALL AREAS IN THE HOME -

- ✓ Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- ✓ Turn all overhead lights and lamps ON
- ✓ Replace all burned out light bulbs
- ✓ Use bulbs of the same temperature (ALL incandescent or ALL compact fluorescent)
- ✓ Turn all ceiling fans, TVs and 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

FRONT EXTERIOR

- THE FRONT OF THE HOUSE IS USUALLY THE FIRST PHOTO BUYERS SEE -

- ✓ Close garage doors
- ✓ Remove cars from driveway and front of home
- ✓ Clean up landscaping (mow, trim shrubs, clear leaves)
- ✓ Remove empty planters
- ✓ Use broom to remove cobwebs from eaves and door frames
- ✓ Remove visible water hoses
- ✓ Remove toys, sports balls, basketball goals, soccer goals, etc.

KITCHEN

- MOST TIMES, A VERY IMPORTANT FEATURE TO BUYERS -

- ✓ Clear countertops completely. No 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

BACK YARD

- THE BACKYARD SHOULD BE AN OASIS TO RELAX -

- ✓ Clean porch, tidy up outdoor tables/chairs/cushions
- ✓ Pillows/cushions should be fresh, not faded
- ✓ Clear out kid's toys, balls, frisbees, etc.
- ✓ Clean pool
- ✓ Remove pool vacuum/cleaner hose
- ✓ Hide pool cleaning supplies
- ✓ Turn on pool fountains/water features
- ✓ Remove visible water hoses
- ✓ Remove trash cans

DINING ROOM & TABLE

- ALLOW BUYERS TO IMAGINE A NICE FAMILY MEAL -

- ✓ Clear table, dust and polish the table top
- ✓ Use decorative place setting if available
- ✓ Feature one center piece such as a bouquet of flowers
- ✓ Straighten all chairs and space them evenly
- ✓ Remove child seats/booster chairs

TIPS FOR A GREAT PHOTO SHOOT CONTINUED

LIVING ROOM

- THE SPACE TO SPEND QUALITY TIME WITH FAMILY -

- ✓ Remove stacks of magazines, papers, mail, etc.
- ✓ De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- ✓ Clean interior of fireplace and re-paint if needed
- ✓ Fluff and arrange furniture pillows
- ✓ Remove kid's toys

MASTER BEDROOM

- A GOOD NIGHT'S REST RECHARGES THE BODY AND MIND -

- ✓ 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

KID'S BEDROOM

- DON'T FORGET ABOUT SECONDARY BEDROOMS -

- ✓ Remove personalized names from walls
- ✓ Remove wall stickers/posters
- ✓ Remove diaper genies
- ✓ Clean under bed, removing items that may show in the photos

GUEST BEDROOM

- PROVIDE AN OASIS FOR GUESTS TO RELAX AND RECHARGE -

- ✓ Make bed, including decorative pillows/shams if available
- ✓ Press bed linens and bed skirts
- ✓ Clear nightstands of all personal items
- ✓ Remove family photos from walls

BATHROOMS

- TO BE SPA-LIKE, THE BATHROOM MUST BE CLEAR OF PERSONAL ITEMS-

- ✓ Clear countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- ✓ 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

- PETS ARE PART OF THE FAMILY, BUT THEIR PRESENCE SHOULD BE MINIMIZED -

- ✓ 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
- ✓ Clear back yard of pet waste/toys