

Preparing your home for photography

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.
- ◆ **Mow the lawn**; trim back shrubs/bushes from walkways and doors; remove weeds from flower beds and around shrubs/bushes, edge the walkways.

INSIDE

- ◆ **Hire a professional stager!** A stager can make sure your home shows at its absolute best.
- ◆ **Open window coverings** (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.
- ◆ **Turn off ceiling fans** - moving fan blades just look like a blur in the photos.
- ◆ If time and budget permits, **have windows professionally cleaned**. Clean windows let in more light than dirty windows. Remove all window screens as well.
- ◆ Make sure all **light fixtures** have the proper type of **bulbs** - do not mix fluorescent and incandescent bulbs. Replace any burnt out bulbs. Turn on every light in the house!
- ◆ **Eliminate** as much **clutter** as possible, including children's toys, clothing, piles of newspapers/magazines. Remove anything from the floor that doesn't belong on the floor.
- ◆ **Remove toiletries** and other personal items from bathroom counters; **close toilet lids**; remove/replace old or dirty towels, washcloths, etc.
- ◆ **Make all beds neatly** (avoid wrinkles, lumps, etc.); clear dressers of personal items.
- ◆ If your **child's** bedroom has his/her **name** spelled out on the wall or otherwise visible, remove it. If removal isn't feasible, I will attempt to edit it out from the final photos.
- ◆ At your computer workstations, **stow or unplug dangling cables/wires**; clear papers. Straighten up and/or remove items from bookcases.
- ◆ **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: dish towels, pet dishes, trash cans. Remove everything (magnets, pictures, calendars, etc.) from the outside of the refrigerator.

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