



We recommend treating the day of your photo shoot like it's first showing, because in most cases it will be. The photos captured on the photo shoot day will be what people see to determine whether your home makes "the cut". While it seems like another task in a long list in selling your home, prepping the house will go a long way. It'll be good practice for all the showings that'll be coming your way!

Overall Home...

- Declutter your home as much as possible. Less really is more in this case. We don't want the space to seem sterile, but too much "stuff" on shelves, tables, walls, etc. can distract from other features of your home. And since you'll have to pack eventually go ahead and box those items up and store it in a closet, basement, or attic space. Less to do on moving day!
- A general cleaning is in order too. Vacuum carpets. Mop floors. Wipe down solid surfaces. The camera can be forgiving, so this doesn't need to be a deep clean, but a general clean looks great in camera.
- Make sure you've replaced any burnt out light bulbs throughout the house.
- We need ceiling fans off and you'll be amazed how much dust collects on those moving blades. So a quick vacuum and dusting is in order.

Exteriors...

- Hide trash/recycling bins well along the side of the house or in the garage space.
- Keep vehicles off the driveway. Park in the garage or on the street not directly in front of the house.
- General landscaping: mowing, edging, weeding, sweep debris off sidewalks and entryways.
- Uncover grills, open patio umbrellas, arrange cushions on outdoor furniture.

Kitchen...

- Remove all magnets, papers, notes off the refrigerator. Hide all the stuff you store on top of it too.
- Hide the trash can.
- No dirty dishes in the sink. Hide your sponges and soap. Hide your dish drainer.
- Everyday small appliances are OK, but keep the counters free of too much clutter.
- Give counters, appliances, and cabinets a quick wipe.

Living Room...

- Fluff pillows and cushions on furniture.
- Wipe clean or dust flat surfaces.
- Try to conceal cords from the TV. Hide the remotes.
- Put away all things that clutter the floor and coffee/end tables: mail, magazines, baskets of toys, excessive decor.

Dining Room...

- Staging your table with a simple table setting goes a long way.
- A centerpiece of fresh flowers, produce, or decor can add a nice touch.

Bedrooms...

- Make the bed. Fluff your pillows. Pull down and straighten any bedskirts.
- Consider NOT storing items under your bed. Things underneath the bed can often be seen.
- Remove as many charging cords and power strips from the bedside tables as possible.
- Hide clothes hampers.
- Make sure all the drawers in furniture can shut all the way. Same for closet doors.

Bathrooms...

- Remove and hide everything off the countertops.
- Remove shower caddies and any soaps and shampoo bottles. Remember I'll be highlighting fixtures.
- Straighten towels.
- Close your toilet lids.
- Hide trash cans, plungers, toilet bowl cleaners.

Pets...

- Hide food and water bowls. Don't forget pet food storage containers.
- Hide baskets of toys. This includes cat stands and scratch pads.
- Hide litter boxes and pet pads
- Please secure your pet.

Day of shoot...

- Please open up blinds, shades and curtains. The natural light helps make great photos.
- Do a once over of the whole house.
- Turn OFF ceiling fans.
- Go ahead and turn on lights. I'll reduce any lighting as needed.

Your first showing
will be online, so
let's look our best!