

Photoshoot Checklist

Why Prep For Photos?

First impressions count! The majority of buyers start their search on the Internet. This means their very first impression of your home comes from photos. They will decide if they'll spend time seeing your home based on a few seconds scrolling through your listing. To ensure a good experience for everyone please follow these steps to make your home more attractive to buyers which can also increase your chances for a quick sale!

Front Exterior

- Remove all vehicles from the driveway. Please park down the road
- Clean up landscaping (mow grass, trim shrubs, clear leaves)
- Remove visible water hoses, gardening tools, and for sale signs
- Hide garbage and recycling bins as best as you can

Back Yard

- Clean porch/deck, tidy up outdoor tables/chairs/cushions
- Store away kid's toys, balls, frisbees, soccer goals etc
- Clean pool. Remove pool vacuum/cleaner hose. Hide pool supplies

General

- Thoroughly clean your home including windows and any big stainless steel appliances
- OPEN blinds and curtains to let the outside natural light into the home
- Turn OFF all TV's and ceiling fans
- Turn ON all ceiling lights throughout the home
- Remove personal photographs as best as you can
- Store away pet beds, pet toys, bowls, and litter boxes
- Remove small floor mats to reveal actual flooring
- Place all shoes/jackets in closets. Hide big boxes or place in the garage

Kitchen

- Clear countertops completely to show off the space including dirty dishes.
- Leave out a couple small kitchen appliances (ex. coffee maker)
- Completely remove magnets, papers, photos etc from refrigerator doors
- Hide stand alone kitchen garbage cans in the pantry/closet

Dining Room/kitchenette

- Stage your table with a nice centerpiece and/or place settings if you'd like
- Straighten all chairs, counter stools and space them evenly
- Remove baby highchairs/booster chairs etc

Bathrooms

- Clear countertops from ALL personal hygiene products and medications
- Please put all toilet seats and seat covers DOWN
- Wipe down mirrors, shower/tub and overall bathroom
- If you have glass shower doors remove toiletries to showcase that space
- Remove dirty towels and only display clean or decorative ones
- Remove floor mats, toilet brushes, plungers, wipes, cleaning supplies etc

Living Areas

- Remove stacks of magazines, papers. Remove toys, excessive remotes
- Declutter fireplace mantel/hearth
- Fluff and arrange furniture pillows

Bedrooms

- Make beds, include decorative pillows/shams if available
- Clear nightstands of ALL personal items
- Store away phone/tablet charging cables and loose wires
- Remove clutter from dressers. Organize kid toys/declutter the best you can

What to Expect During the Photoshoot

Depending on the size of your home it can take anywhere from 1-2.5 hours to photograph from start to finish. The house should be shoot-ready when I arrive and everyone including pets need to stay in other parts of the home to minimize exposure mistakes. My #1 mission is to showcase your home the very best it can be. This will require some planning and teamwork but will result in an outstanding online presence and overall positive experience when your home goes LIVE.

I truly appreciate your time and cooperation. Thank you in advance!

- Michelle R. Photography

