

How To Prepare Your House For Photography

Selling your home is like selling a product or service. It is important to make a potential buyer's first impression count! Follow these tips to prepare your home for the best real estate photos possible.

General

- *Thoroughly clean whole house (vacuum carpet, mop hard floors, clean counter tops, clean windows).
- *Turn on all interior lighting. Make sure bulbs are same type.
- *Don't mix LED's, fluorescent, halogen, CFL's and incandescent in the same room. Use all same type of light bulbs.
- *Turn all ceiling fans OFF.
- *Turn all TVs OFF.
- *Turn all computer screens OFF.
- *Open all blinds and window treatments.
- *Remove personal photographs (or replace with general art).
- *Make all beds and fluff the pillows.
- *Remove all small floor rugs to reveal actual flooring.
- *Place all clothing items in closets.

Exterior

- *Close garage doors.
- *Remove cars from driveway and front of home.
- *Clean up landscaping (mow, trim shrubs, clear leaves).
- *Remove visible water hoses.
- *Remove toys, sports balls, basketball goals, soccer goals, etc.
- *Clean porch, tidy up outdoor tables/chairs/cushions.
- *Remove all kid's toys.
- *Clean pool.
- *Remove pool vacuum/cleaner hose.
- *Hide pool cleaning supplies.
- *Turn on pool fountains/water features.
- *Remove trash cans.

Kitchen

- *Clear counter tops completely. No knife blocks, baking supplies, mail, etc.
- *You can leave out one small appliance e.g. a coffee maker.
- *Clear outside of refrigerator of magnets, papers, photos, etc.
- *Hide garbage/trash cans.

Dining Room

- *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.

Living / Family Room

- *Remove stacks of magazines, papers, mail, etc.
- *De-clutter fireplace mantel/hearth.
- *Clean interior of fireplace and re-paint if needed.
- *Fluff and arrange furniture pillows.
- *Remove kid's toys.

Master Bedroom

- *Make bed, including decorative pillows/shams if available.
- *Press bed linens and bed skirts.
- *Clear nightstands of all personal items. No clocks, cell phones, etc.
- *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.

Kids / Guest Bedroom

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

Bathrooms

- *Clear counter tops completely. NO soap, toothbrushes, medications, deodorant, etc.
- *Put toilet seats and lids 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

- *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
- *Secure pets in hidden crate or outside (Do not allow your pets to wander loose while photos are being taken)
- *Clear back yard of pet waste / toys