

**Pre-Home Photography Preparation:** Please use this checklist as a guide to prepare the home.

General:

- Open all drapes and blinds.
- Please turn on all lights prior to photographer arrival, replace any burnt out bulbs. Ensure all lights in one space are the same color temperature (matching warm/cool temp bulbs).
- Remove all seasonal decorations (Christmas, Halloween, etc.)
- Arrange furniture in a way to minimize clutter and maximize space if possible.
- Hide personal photographs if and when possible.
- Clean entire home - Vacuum, dust, mop, etc.
- Make sure all ceiling fans are turned off.
- Remove all evidence of pets, including water/food bowls, beds, toys, etc.

Exterior:

- No cars in the driveway or front of the home.
- Move waste bins into garage or out of sight.
- Please remove the for sale sign from the yard.
- Coil hoses and hide any small distracting items.
- Mow and landscape gardens as needed.
- Pool should be cleaned if applicable.
- Prepare any outdoor seating to look inviting and relaxing.

Living and Family Rooms:

- Remove magazines and papers.
- Clear any clutter off tables and shelves.
- Hide remotes and exposed cables if possible.
- Straighten cushions and pillows.
- Turn off all TVs. If they are in closable cabinets, close them.

Kitchen and Dining Areas:

- Remove all items from countertops.
- Front of fridge should be clear of magnets, photos, etc.
- Sink should be empty of all dishes, sponges, hand soap, etc.
- Remove/hide trash bins. Sweep and mop.

Bathrooms:

- Close all toilet seats and lids.
- Clear vanity/shelving/shower completely of all personal care items.
- Clean mirrors and glass.
- Remove/hide rugs and trash bins.
- Remove robes, clothes and bath towels (color coordinated hand towels and wash cloths are ok)

Bedrooms:

- Remove/hide visible cloths and clutter.
- Hide personal items.
- Make all beds nicely with smooth bedspread and fluffed up pillows.
- Clear bedside tables and dressers.

Garages are great places to keep extra items out of the way for the photo shoot and following showings/buyer inspections. As a rule, I don't shoot closets/laundry rooms or garage interiors unless requested. My goal is to produce photographs that show off the very best features of the home and allow buyers to visualize themselves in the home. Thank you for taking the time to have it ready for the session!