

PHOTO SHOOT CHECKLIST

The goal is to present a home that has a decorated look but not lived in allowing potential buyers to picture your home as theirs. The following should be completed and ready by the time of your appointment, including all lights on and vehicles out of the driveway.

Lighting & Windows

- Ceiling fans should be off but if applicable, ceiling light on.
- Turn on ALL lights in the house. i.e over the stove, lamps, overheads as well as exterior lights.
- Check all light fixtures for burnt out bulbs and replace if needed (very important). •
- All blinds should be lowered with the slats horizontal. Any shade, curtain or blind without slats should be raised if possible to allow the window view to show.
- If curtains/sheers are the type that opens with a pull cord, then they should be opened to allow maximum daylight and the view out the window.
- Windows should be reasonably clean and free of smudges or streaks, which will show in the photos.

Kitchens

- Remove **all throw rugs**, hanging towels, paper towels, fruit bowls, knife racks, plants, sink soaps, etc. Less is better to show off the amount of counter space.
- Appliances such as toasters, coffee makers, mixers, etc. should be stored out of view.
- Refrigerators should be clear of everything including top, door and sides i.e. magnets, photos, notes, bowls, etc.

Bathrooms

- Arrange towels on towel holders in a neat and orderly fashion. Older looking towels that look used are not recommended.
- Be sure to **lower the toilet lid** and have a full TP roll in the holder.
- Remove trash can, toilet brush and plungers.
- Remove all throw rugs.
- Remove soap bars, hand soaps, Kleenex boxes and tooth brushes. Please leave just decor on the counters.
- **Remove all items from the shower.** Exception: tub/shower units with a shower curtain, simply close the curtain and leave draped outside the tub.

Bedrooms

- Make sure all beds are made and bedrooms are picked up and orderly.
Basically no clutter. Hide all charging cords, iPods, tissue boxes, reading glasses, etc. All personal use items should be out of view.
- Bedding should hide the mattress. Typically the photo is taken from the doorway, so only that side and the end of the bed matters.
- Don't forget to turn on all lamps.

Pets

You want your home to appeal to the broadest audience possible and some people are not pet lovers. Items belonging to pets should be removed (toys, food/water bowls, bedding, etc). Pets should not be roaming the home, but contained in a comfortable area such as the garage, which will not be photographed.

Exterior

- If you have an indoor or outdoor wood burning fireplace, it makes a great photo by burning a small mound of wadded up newspapers just before the photo is taken. (Optional)
- Make sure the grass is cut and trimmed.
- Clean off and arrange outside furniture to highlight the outside living area; raise the umbrella (even if cold out), add seat cushions if you have them.
- Sweep driveway, sidewalks, decks, and patios so it looks clean and inviting.
The driveway should not be wet at the time of the photo shoot.

- Garden hoses and outside trashcans must be out of view or hoses coiled neatly. Perhaps hidden along side of the house or temporarily in the garage.
- Pools and hot tubs (if in clean condition) should be uncovered and freshly skimmed of leaves and debris; be prepared to turn the jets on at the time of the photo.
- Make sure all vehicles are out of your driveway and away from the front of the property.

Estimated Time to Shoot

Homes up to 3000sf will only require 30-50 minutes, while larger homes may require 1-1:15min. This depends on whether or not the photographer can get started immediately upon arrival

We are a team! Your hard work, the attention getting photos and your hard working Realtor together hopefully will make this a quick sale at a great price.

Thank you! If you have any questions, please contact your Realtor.