



How To Prepare Your Property for Photography!

Remember this is one shot to make an "open house" that hundreds of people are going to see and look at everyday let's make yours the best looking on the Internet!

Here are some tips you may not always think of:

OUTSIDE

- Remove trash cans from the front and backyard, recycle cans (put in the garage or in a shed).
- Replace or remove flags & banners. They can cause blurry photos.
- Remove Children's balls, toys, bikes, scooters, plastic play sets etc.
- Remove animal toys, chains, food, beds water bowls etc.
- Setup patio umbrellas and straighten all patio furniture/cushions.
- Remove pool and spa covers. Turn on water in spas.
- Remove all vehicles from driveway (move any cars parked directly in front of the house if possible).
- Empty flower pots or boxes should be removed.
- Shut the front door and garage door as well as all windows and remove people/dogs/cats from windows!
- Remove any Holiday Decorations.

INSIDE

- All lights on, including lamps
- Turn off all ceiling fans
- Open all window blinds so we can see outside on all rooms
- Take up small area rugs that are hiding nice floors
- De-clutter
- Take down restraining gates if possible
- Nothing that can put a date on your picture (holiday decorations etc.)
- Replace dead light bulbs
- Make beds and put away all clothes in closets
- If there are a lot of kids toys that have to be put away. I understand you can't put them all away at once. The idea is to put them all in one room, before we get there. A room off to the side somewhere not visible from other rooms. And then we can shoot that room last.

KITCHEN

- Minimize the amount of small appliances on the countertops
- No dish drying rack on countertop
- No dish towels hanging on handles
- Hide garbage cans
- No dish soaps or sponges on the sink
- De-clutter the top of the refrigerator
- No clutter on the refrigerator (magnets pictures etc.)
- Hide pet dishes

BATHROOMS

- Toilet seats down
- Shampoo bottles put away (we can see them through the glass doors)
- No robes hanging on hooks
- De-clutter countertops (no tooth brushes, razors, etc.)
- No bath mats on the floor

PETS

- Pets- please put all pets away MLS does not allow pets in Photos
- Please put Dogs in Garage or in Dog Runs or take the for a walk when photographer is shooting .
- Please have any dogs not put away yet on a leash prior to letting photographer inside.
- Cats please put cats in a crate or room where they will not be in photos

** Please have all of these items done ahead of time so the home is ready to shoot as soon as we arrive.

** Please do not Schedule and other affiliates during shoot (termite control, property inspections, plumbers , house cleaners, gardeners or window cleaners etc.) .. \$50 Additional fee will be applied if we have to work around affiliates and service people while we're shooting.

** Please do not hose down your driveway or Patio. Wet driveways and Patios take time to shoot property and time needs to be scheduled ahead of time so we focus on it properly. \$50 additional fee will be charged for shooting wet hosed down drive ways and must be scheduled ahead of time . **THANK YOU!**

