

Preparing Your Home for Professional Photography

Exterior

- Mow and/or rake the yard. This helps it look fresh and clean. It also helps the home look well taken care of. Put away gardening items such as the hose, tools, lawn mowers, etc.
- Hide outdoor children's toys (i.e.: 4 wheelers, scooters)
- Plant fresh flowers or plants with color (even in winter, plants with slight color can be found)
- Sweep the patio, sidewalk, and driveway
- Hide garbage cans & recycling bins
- Remove cars from driveway & in front of the house. Also, make sure all screen doors & garage doors are properly closed

Living Areas

- Replace burned out light bulbs.
- Put away children's toys
- Hide remotes and wires if possible
- Remove clutter, personal photos, and potentially offensive art (if it's naked, it probably falls under this category)
- Set the dining room table-put out the good china, set some water glasses, and grab some placemats for added color
- Hide all pet items – this means toys, bowls, litter boxes, kennels, etc.
- Place fresh flowers in vases throughout the house. They are an easy accessory to the home that make it feel welcoming.
- Turn on all interior lights. This means all...if it has a light bulb, turn it on. Let the photographer decide if a light would be better left off.

Kitchen

- DECLUTTER – The kitchen tends to be the worst offender of clutter. We get comfortable in our every day appliances (blender, toaster, etc) & see them as a normal part of the kitchen. However, unless you are selling them with the house, move them into the pantry. Opening up the counter space allows a potential buyer to really see the magnificent amount of counter space you have, and if you don't have an abundance of counter space, why would you want to hide any of it?!
- Empty the trashcan and the sink. Make sure the sink is free of dishes and SHINY. Shiny sinks in kitchen photos tend to really pop.
- Clean off the refrigerator. We all have those things on the refrigerator, special magnets, child's art, notes, reminders, etc. It's a great place to help you see something every day, but does a potential buyer really need to see you have a dentist appointment next Tuesday at 10? At least for the photos, clean off the fridge so it doesn't distract from the rest of the kitchen.

Bedrooms & Bathrooms

- I'm pretty sure declutter falls under every category..so don't skimp here.
- Clean off the nightstands. Leave the lamp and maybe a decorative piece...everything else can go.
- Make all of the beds and tidy the rooms. Put the kid's toy's away neatly. Don't rely on them to clean it this time..make sure it's done right.
- Remove shampoos, soaps, etc from the showers and tubs. They photograph a lot nicer without the distraction.
- Make sure all toilet seats are down and clean.
- Put out the fresh, fancy guest towels and make sure the toilet paper holders are full.
- If you have an amazing walk-in closet, please clean it out! If I see a closet that's cluttered and hard to even walk-in, I won't photograph it. There isn't a point because they can't see the amazing space through all of the clothes clutter.