

PICTURE PERFECT PRESENTATION

A buyer's first impression is the only impression



GENERAL

- ☐ Turn ON all lights and lamps
- ☐ Replace burned out light bulbs
- ☐ Turn OFF ceiling fans
- ☐ Remove floor mats and small rugs
- ☐ Open blinds/window treatments to allow natural light in
- ☐ Remove personal/family photos
- ☐ Vacuum carpet and mop floors to remove dust & debris
- ☐ Check home for cleanliness and remove clutter
- ☐ Remove seasonal/holiday items so photos are not dated

Pro Tip: Ideally, lightbulbs should be 'LED Soft White' and the same throughout. These cast a clean glow & provide great light for photography. **Avoid fluorescent bulbs.** They emit an unflattering, poor quality light that casts a murky green haze.

OUTDOORS

- ☐ Tidy up landscaping (mow, trim trees/shrubs, clear leaves)
- ☐ Sweep porch, patio, decks
- ☐ Put away all outside trash cans, recycle bins, water hoses, security signs, play equipment
- ☐ Clean pool, remove pool hose/equipment and security fence
- ☐ Turn ON water features
- ☐ Wipe outdoor furniture, remove grill cover
- ☐ DO NOT park vehicles in driveway or in front of the home
- * **Dusk Shoots:** make sure there is a water hose at the property

Pro Tip: Power wash dirt and mildew from driveway, deck, patio, fence, and home's exterior to look like new and improve curb appeal. Well-maintained homes sell faster!



KITCHEN

- ☐ Remove small appliances and clutter from countertop
- ☐ Remove dishes, soap, trash can, magnets from refrigerator
- ☐ Clean appliances so they are fingerprint & streak free
- ☐ Put away high chair, booster seats, child-proof locks

LIVING AREA

- ☐ Hide visible electrical cords
- ☐ Put away TV remotes, game equipment, reading material
- ☐ Fluff couch cushions and pillows, fold blankets or put away

BEDROOMS

- ☐ Make all beds, items stored under bed should not be visible
- ☐ Clear night stands and dresser
- ☐ Remove personalized name/decals from walls

BATHROOMS

- ☐ Put away toiletries: toothbrush, toothpaste, shampoo, soap
- ☐ Close toilet lids
- ☐ Remove used towels and bath mats
- ☐ Clean mirrors, fixtures, and shower door

ENTRY/MUDROOM

- ☐ Remove floor mats, shoes, umbrellas, backpacks

PETS

- ☐ Remove pet bowls, beds, and kennel from view
- ☐ Put pets away, out of photography areas

***On the day of the photography session, please arrive before the appointment to ensure home is ready to be photographed**

