



PHOTO SHOOT PREP LIST

Our goal is to photograph your home in ways that will wow buyers and attract offers. To ensure your photo shoot goes smoothly and safely, please refer to the following checklist of things that should be completed prior to your scheduled shoot.

GENERAL PREP

Be shoot-ready Cleaning and staging needs to be done before we arrive, preferably the day before your photo shoot. We may move small items (flowers, small pictures, etc.) to improve photo composition, but larger items need to be in place before we arrive. Staging accessories need to be in place as well.

Secure or remove pets We love pets, but we can't have them around during your photo shoot. Dogs must be secured or off the property to ensure the safety of our photographers and their equipment. MLS rules also prohibit people or pets from being in photos. Cats should be secured as well, although they usually pose fewer problems than dogs (they typically just hide). It's also a good idea to hide pet food and water bowls, beds, toys, kennels, and cages.

Plan not to be seen All occupants should plan on either being off the property or remain in areas where they can't be seen during the photo shoot. Rooms overlap in photos, people can cause shadows and reflections, and there is risk to equipment that may be set up throughout the home.

EXTERIOR PREP

Clear vehicles Make sure no cars are in the driveway. If possible, also move cars from the street in front of the home. We want as clear a view of the property as we can get.

Hide trashcans Please place trashcans on the side of the property or in the garage.

Hide Hoses Do this the day before the shoot as hoses will drip water onto the pavement when moved and create potential for puddles & wet surfaces in your photos.

Prep the yard Do this at least 24 hours prior to your shoot. Sweep/remove leaves and debris. Yard should be cleared of any toys, tools, etc.

Turn off the sprinklers Do not water the day of the shoot to prevent puddles on hard surfaces and wet gravel in yards.

Pick up pet waste Please make certain all pet waste is picked up from the yard so our photographers aren't met with any unpleasant surprises.

Prep pool and spa If you have pool and/or spa, please have them cleaned and covers removed. Remove pool vacuums and hoses. Remove pool toys. We love the look of running spas in photos. Please provide instructions on how to turn it on. If you have water features, fountains, waterfalls, etc., please leave them on or provide instructions on how to turn them on.

Remove yard signs The "for sale" sign should be removed from the property (if possible) if it has already been installed. Visible signs violate MLS photo rules and they can't always be edited out.

It's best to schedule sign installation after the photo shoot. Please remove ALL yard signage (home security, political, school, etc.).

Patio furniture Open patio/pool umbrella(s) and arrange all patio furniture as you would like it photographed. Do not hose down patio furniture the day of your photo shoot as this will likely create puddles.

INTERIOR PREP

Declutter kitchen Remove all dishes, sponges, cleaning supplies, & small appliances. Remove all magnets, pictures, etc. from the refrigerator and remove throw rugs and mats from the floor.

Declutter bathrooms Toothpaste, toothbrushes, razors and all other "personal" items should be hidden. Decorative unused soaps, candles, flowers, etc. are preferred. It's also good to remove all throw rugs from the floor. Replace all towels with fresh versions. Close ALL toilet seats.

Prep bedrooms All bedrooms should have their beds made and items put away from the tops of nightstands and dressers.

Hide trashcans Trashcans can distract, so it's best to hide them out of sight.

Hide portable fans Ceiling fans are selling features, but portable fans give the wrong impression. Best to hide all portable fans, air filters and humidifiers.

Hide cords & remotes Sometimes electrical cords can't be hidden, but photos will be more appealing if you can hide TV remotes, game consoles, power strips and any noticeable cords.

Clear entryways Remove all shoes, umbrellas, bags and similar items from entryways.

Open blinds Indoor photos with outdoor views will pop this way. If a window doesn't allow a view, it still lets in natural light which is great for photography.

Turn ON ALL lights Before we arrive, please make sure all interior lights are turned on. If need be, please replace all burned out bulbs at least 24 hours before the photo shoot.

Turn OFF ALL ceiling fans Before we arrive, please make sure all ceiling fans are turned off.

TWILIGHT PREP

Turn on ALL interior & exterior lights All lights throughout the property need to be turned on. Please replace all burned out bulbs at least 24 hours before the photo shoot.

Turn on & light spas/pools If you have a spa, remove the cover and turn it on before we arrive. Turn on all spa & pool lighting as well.

Turn on water features If you have fountains or water features, please have them on when we arrive.

Thanks for your time and patience to go through this checklist. If you have any questions, please feel free to contact us anytime.