

Professional photography plays a crucial role in making a positive first impression on potential buyers. Preparing for picture day ensures that your home looks its best in the photographs. Here are some tips to get your home looking its best.



### EXTERIOR

- Consider power washing home and driveway
- Trim bushes and cut grass
- Add some fresh mulch in beds
- Put away any seasonal decor
- Plant some fresh flowers
- Put away garden hoses, tools, and toys



### KITCHENS

- Remove small appliances
- Remove magnets and pictures from the refrigerator
- Keep the center island clear
- Empty the sink (including drying rack) and put soap and sponges away
- Hide trash cans
- Add a bowl of fruit or vase of flowers for some color



### LIVING SPACES

- Put away personal items such as family photographs
- Make sure all lightbulbs are in working order (and colors match!)
- Remove evidence of pets such as food bowls, dog beds, and toys
- Conceal cords if possible
- Remove door mats and other small throw rugs
- Straighten tables/chairs and arrange cushions/pillows



### BEDROOMS

- Clear away clothes, shoes, and laundry baskets
- Remove any portable fans, heaters, and small TVs
- Remove any items that can be seen under the bed
- Clear nightstand of personal items
- Make bed with your best linens and arrange pillows neatly
- Hide any valuables such as jewelry boxes



### BATHROOMS

- Clear counters of personal items
- Take shampoo and other items out of shower and tub
- Give the mirror and glass shower a good wipe
- Put away trash cans, laundry basket and scales
- Put out fresh towels, folded neatly on towel racks
- Consider adding a candle or a small house plant

Pictures of the garage are generally not taken - it's a great place to hide excess items.

# PICTURE DAY

## Checklist

Prior to the photographer's arrival, if possible, please ensure that the following tasks are completed. This will help ensure a smooth and stress-free appointment. If the photographer is using a lockbox for entry, they will take care of turning on the lights and opening the blinds.

### OUTSIDE

- Move any vehicles from the driveway and front of home
- Roll away any trash cans from the front of the house
- If you have umbrellas in the backyard, they look better open

### INSIDE

- Turn ON all lights
- Turn OFF all fans
- Open all blinds
- Trash cans put away
- Dishes & Kitchen items put away
- Personal Care items put away
- Pet Beds & Bowls put away

## WHAT TO EXPECT

*on picture day*

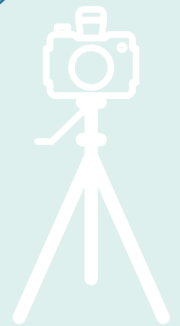
A friendly & experienced photographer will arrive

They will set up with camera and tripod

They may make some staging suggestions

They will go room by room, capturing multiple angles

Exterior shots will be taken in both the front and back



Meeting your pet is often the best part of our day!

Some pets want to be a model. Please ensure your furry friend is not in the photos.



You live in the home and it may not be possible to conceal or stow away everything. If there's a need to move certain items during the appointment, we completely understand.



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