

# PREPARE

## FOR YOUR REAL ESTATE PHOTO SHOOT

A good first impression is critical to expediting the sale of your home. Getting your residence in its finest "show ready" condition prior to the photo shoot will lead to dramatically increased showings, and ultimately lead to a faster closing.

As a seller in today's market you play an integral role in achieving your ultimate objective. Properly preparing your home for the photo session helps us capture elegant images that grab attention.

Follow these simple steps to get your home ready for the photo session and buyer showings should soon follow. Items cannot be moved from room to room while the photographer is on site.

The interior and exterior need to be staged and ready prior to our arrival.

In the event your home is not photo ready before the photography appointment, please arrange for your photo session to be rescheduled by 5 pm the day before your photo session.

*Douglas Long*



Living Area

Remove all clutter including tissue boxes, remote controls, and as many personal photos and items as possible. Floors should be swept and carpets vacuumed. If large area rugs cover beautiful flooring, remove the rugs



Kitchen

Wipe down all counters and put all appliances in cabinets. Remove magnets and photos from the refrigerator, hide sponges and soap dispensers. Don't forget to remove items from the top of the fridge and hide all throw rugs.



Dining Area

Set the table with a full table setting. Keep it uncluttered and if possible add a center piece of flowers or a colorful unlit candle that brings contrast and color to the table. A bottle of wine with some nice glasses can be a nice touch also.



Bedrooms

Make all beds, hide and organize toys. Vacuum floors, turn all lamps on but turn ceiling fans off. Make sure items under the bed are well hidden and all window shades are open at a consistent height "throughout the house".



Bathrooms

Hide all toiletries, such as soap dispensers, toothbrushes and cosmetics - even the items in the shower area. Remove throw rugs, put toilet seat down and put out some nice towels on the racks. A well staged counter goes a long way in the bathroom.



Outdoors

Roll up hoses and have all outdoor furniture set up (open umbrellas). Make sure trash cans are not visible and no cars are in the driveway or in front of the house. Have lawn at a presentable level although freshly cut is not required to present well.

**IMPORTANT TIPS:** The laundry room or garage makes for a great place to hide items temporarily. Lots of cords are unsightly so make sure they are hidden before the photo session. Your photographer wants to ensure your images help sell your home so the more you do to prepare up front will increase your odds of attracting potential buyers.