

## GETTING READY FOR YOUR PHOTO SHOOT

### Exterior: Front/Back



- Remove cars from driveway
- Close all windows
- Sweep walkways
- Pick up leaves/sticks/branches
- Put toys, bicycles away
- Store away seasonal decor
- Stow garden tools, supplies
- Remove all hoses
- Straighten and arrange deck furniture
- Clean pool area

### Interior: Main Areas



- Remove personal items/photos
- Remove all visible clutter
- Open shades and blinds
- Replace burned out light bulbs
- Tidy up or put away all children's toys
- Empty waste baskets
- Hide pet dishes/toys/beds
- Vacuum carpets
- Sweep hard floors
- Remove newspapers, mail
- Display attractive books
- Turn off televisions
- Turn on all lights

### Interior: Kitchen



- Remove all items from refrigerator door
- Store food in cabinets
- De-clutter counters, stove
- Stow small appliances
- Hide soaps, cleaning items
- Hide dish towels, sponges
- Clear sink of dishes
- Put away draining rack
- Organize items on open shelves
- Place bowl of fruit on counter

### Interior: Dining Room



- Straighten/push in dining chairs
- Add centerpiece, candles
- Set the table for dinner
- Add a vase of flowers
- Add a bottle of wine, glasses

### Interior: Bedrooms



- Make the beds
- Arrange decorative pillows
- Put away clothing, shoes
- Clean under the bed
- Clear surfaces of clutter

### Interior: Bathrooms



- Make the bathrooms sparkle
- Hang fresh towels
- Clear counters of toiletries
- Clean mirrors
- Clean toilet and close lid

- Remove all items from tub and shower

## REAL ESTATE LISTING PHOTO CHECKLIST

### INTERIOR STAGING

- \_\_\_ Declutter the floor and horizontal surfaces
- \_\_\_ Place towels on the towel bars
- \_\_\_ Tidy closets
- \_\_\_ Remove rugs - uninterrupted floor space looks larger in photographs
- \_\_\_ Shine all windows, glass and counters
- \_\_\_ Open all window and door coverings to allow as much light as possible
- \_\_\_ Put out of sight all trashcans, cleaning supplies, magazines, books, power cords, religious and political items
- \_\_\_ Turn off all ceiling fans, computer screens and televisions

### EXTERIOR STAGING

- \_\_\_ Ensure all light fixtures are working
- \_\_\_ Turn on all lights during evening shoots
- \_\_\_ Grass should be freshly mown
- \_\_\_ Driveways, porches and sidewalks swept
- \_\_\_ Put away all trash cans, garden tools, lawn equipment, vehicles and toys
- \_\_\_ Photograph the exterior when the sun is directly hitting the front of the home  
(morning for an east face home, afternoon for a west facing home)

### SHOT LIST

- \_\_\_ Exterior Front - if it is evening, turn on the porch light and a front room interior light
- \_\_\_ Exterior Front Corner - maximize the size of the lot
- \_\_\_ Exterior Rear
- \_\_\_ Main Living Area
- \_\_\_ Master Bedroom
- \_\_\_ Master Bath
- \_\_\_ Kitchen
- \_\_\_ Extra Bedroom
- \_\_\_ Attractive Feature #1: \_\_\_\_\_
- \_\_\_ Attractive Feature #2: \_\_\_\_\_