

STAGING THE PHOTO SHOOT

Exterior

- Mow and rake yard
- No vehicles in driveways and please try not to park directly in front of the house
- Hide any trash receptacles
- Remove all garden tools including hoses and sprinklers
- Sweep driveways, sidewalks and patios
- Fresh mulch and flowers always look nice

Pool Area

- Remove any vacuums, hoses or personal water items from the pool area
- Turn on any water features and Jacuzzi
- Remove all children's toys, floats, etc.

Interior

- Remove all piles of newspapers and magazines
- Make sure all light bulbs work and that grouped lights are the same color/type
- Turn on every light you can find in the house including lamps
- Turn ceiling fans off (leave the lights on though)
- Remove any personal photos
- Turn off all televisions and computers
- Vacuum carpets and sweep hard floors
- Wash windows, glass doors, etc.
- Hide trash cans

Living and Family Room

- Hide all remotes
- Conceal exposed cables as well as you can

Bathrooms

- Make the bathroom sparkle
- Hang fresh towels
- Clear counters of any toiletries
- Clean mirrors
- Close toilet lid
- Remove shampoo and other personal products from shower/tub
- Remove floor scales, trash cans, and laundry hamper

Bedrooms

- Make beds neat
- Arrange decorative pillows
- Put away clothing, shoes, charging cords, etc.
- Make sure nothing under bed can be seen

Dining Room

- Straighten dining chairs
- Add centerpiece, candles
- Set the table as though you were expecting company over

Kitchen

- Remove everything from the refrigerator top surface
- De-clutter stove and counter tops
- Put small appliances away
- Hide any soaps and other cleaning items
- Hide dish towels
- Clear sink of dishes
- Put away draining racks
- Make any open shelving look organized and neat
- Fruit bowls on the counter and display of fresh pastries or fruit gives a warm touch

Pets

- Please secure your pets in the garage or out of sight
- DO NOT leave the pets in the backyard as they will generally be seen from the inside
- Remove pet toys, dishes, beds, cages, etc.

People

- Hiding from the camera is impossible; please try and keep the number of people present during the shoot to a minimum
- Remaining people should retire to a bedroom while the home is being photographed
- Contractors should be scheduled on other days