

# Preparing for Professional Photography

**It is extremely important to be ready for to be ready for the photographer. Many home shoppers filter out homes based on photos. Photos are huge part of the marketing process. Here are some suggestions that will show your home at it's best:**

## Outdoors

Spruce up your garden and lawn, trim shrubbery and add pinestraw if necessary.

Yard and patio should be neat, outdoor furniture should be in good shape – paint if needed.

Mow the lawn and make sure the driveway and entryway are free of clutter (toys, bikes, etc) – colorful plants are good.

If it's winter remove empty flower pots.

Move cars from the driveway and front of house.

## Living Areas

Remove clutter and tidy up the shelves. Remove small throw rugs from the kitchen, bathrooms, foyer.

This helps open floor space, making the floor and home appear larger.

Move excess furniture out of rooms. You want the space to be clean, open and clutter-free (remove dog crates, tray tables, etc.)

Replace burnt out light bulbs, open drapes and blinds. Light will be needed in all the rooms.

## Kitchen

Clean off kitchen counters, remove any clutter, the more visible counter space the better. Includes small appliances, knife blocks, dish drainers, etc.

Make sure dirty/clean dishes are out of the sink and put away.

Remove/hide the garbage can.

Remove magnets, photos and papers from the refrigerator.

## Bathrooms

Put essential items used daily in a small box that can be stored away while photos are being taken.

Bathroom counters look their best when there are no items on them.

Remove toothbrushes, soap dispensers, makeup, etc.

Close the toilet lid and remove garbage cans.

Clean mirrors and glass surfaces

Hang towels neatly from the towel bar or have no towels hanging at all.

## Overall/General

Check the basics around the house (indoors and out) – make it as clutter free as possible. (hide laundry detergent, toilet wands, garden hoses, etc.)

Turn on as many lights as you can, including lamps, when the photographer arrives.

Walk away while the photographer is working, if you end up in the photo, we can't use it on MLS