

## Preparing For The Shoot

Staging is an important step when listing a home and just as important when preparing your seller for photographs. Potential buyers need to see themselves living in the house and properly staging achieves this objective. Staging helps the buyer focus on the house itself rather than the personal items of the seller. A property can typically be staged without spending any money. More tips on staging can be acquired by watching [this short video](#).

It is also helpful to direct your seller to read over the following suggestions to help them prepare their home for the shoot day.

### Follow These Steps to Prepare Your Home for High-Quality Photographs:

#### *Preparing Kitchen*

- Clear clutter off counters
- Remove counter-top appliances (toaster, coffee maker, etc)
- Remove pictures and magnets from refrigerator doors
- Clean appliances such as stove and hood
- Empty wastebaskets
- Hide electrical cords
- Wipe down counters
- Hide pet dishes and toys

#### *Preparing Bedrooms*

- Remove clothes and clutter
- Make all beds and tuck in sheets
- Remove items from bedside tables (clock radios, books)
- Ensure burned out bulbs are replaced

#### *Preparing Bathrooms*

- Remove any toothbrushes or items on sink tops
- Remove bottles and soaps from showers
- Fold towels neatly and hang over towel rails
- Clean mirrors and wipe down counters

#### *Preparing Living Rooms*

- Hide all TV remotes
- Remove newspapers and magazines
- Remove gym equipment
- Hide loose cables and speaker wires
- Clean clutter in room and on shelves
- Remove photographs

#### *Preparing Dining Room and Meal Area*

- Set tables with best cutlery
- Add a center piece such as candles or flowers
- Ensure the area is free of clutter

### *Preparing Exterior*

- Remove cars from driveway
- Mow lawn, trim shrubs
- Sweep walkways
- Pick up sticks, leaves
- Hide trash cans
- Put toys, bicycles away
- Store seasonal decor
- Stow garden tools and supplies
- Remove garden hose and caddy
- Straighten deck furniture
- Clean grill, remove cover
- Clean pool area

### *Day of the shoot*

On the day of the shoot, prior to our arrival, make sure all curtains and blinds are open, all lights are turned on (including lamps and range hood), close all toilet lids, lock up any pets, and turn off all televisions.

We will use wide angle lenses to photograph the home so it is advised that the home owner allow ample room for the photography. It is very easy to accidentally capture someone who is simply walking by or sitting in a distant room.

Best results are often achieved when the homeowners step out for the duration of the shoot. This enables the Realtor and photographer to effectively plan for the best shots and freely move about the home.