

CHECKLIST

I aim to capture stunning photographs of your home that will impress potential buyers and generate offers. In order to guarantee a seamless and secure photo shoot, I have created a list of preparations that you should complete before your scheduled session.



Please ensure that your home is prepared for the photo shoot before my arrival. This includes cleaning and staging, preferably completed the day prior to the shoot. While I may make a minor adjustments to improve photo composition, larger items should be in their designated locations before I arrive, and staging accessory should be properly placed.

- ☐ **Pets must be secured:** while I appreciate and adore pets, they cannot be present during your photo shoot. To ensure the safety of both myself and my equipment, dogs must either be off the property or properly secured. MLS regulations also prohibit the inclusion of people and pets and photographs. While cats are generally less problematic than dogs (often hiding instead of interfering.), they should also be secured. Additionally, it is advisable to conceal pet food and water bowls.
- ☐ **Plan to remain unseen:** during the photo shoot, all occupants should either leave the property or stay in areas that are not visible to the camera. Occupants can create shadows and reflections in the pictures, and since rooms overlap in the photographs, there is a possibility of damage to the equipment that will be set up throughout their property.
- ☐ **Utilize garage for storage:** since garages are not typically included in the photo shoot, they can serve as an ideal location to store any items you wish to conceal.

Inside Prep

- ☐ **Kitchen:** keep counters, clutter – free and store, away dishes, sponges, and rags. Remove magnets and pictures from the refrigerator, and throw rugs from the floor.
- ☐ **Bathrooms:** hide personal items like toothbrushes, razors, and toothpaste. Decorative items such as candles and flowers are preferred. Remove throw rugs from the floor.
- ☐ **Bedrooms:** ensure beds are made and items are put away.
- ☐ **Trash cans:** hide all trash, cans, and closets or the garage.
- ☐ **Portable fans:** hide all portable fans in closet or the garage.
- ☐ **Cords and remotes:** hide TV remotes, game, consoles, and noticeable cords.
- ☐ **Entryways:** removed shoes, umbrellas, and other items from entryways.
- ☐ **Blinds and lights:** open blinds with views, turn on all interior lights and replace burned out bulbs 24 hours before the photo shoot. Turn off ceiling fans before the shoot.



Twilight Prep

For a twilight shoot, there are additional preparations to be made before I arrive. Please ensure that all of the following items are ready prior to my arrival, as twilights have a tight schedule to ensure optimal lighting:

- ☐ Turn on all interior and exterior lights: please turn on all lights throughout the property, and replace any burned out bulbs at least 24 hours before the photo shoot.
- ☐ Turn on spas and remove covers: if you have a Spa, please remove the cover and turn it on before I arrive. Turn on the lights in the spa as well.
- ☐ Turn on pool lights: for those with a pool, please turn on the pool lights before I arrive.
- ☐ Turn on water features: if you have any water features such as fountains or waterfalls, please turn them on before I arrive.



Outside Prep

- ☐ **Ensure driveway is clear:** remove any cars parked in the driveway, and if possible, vehicles parked on the street in front of the property to provide an unobstructed view of your home
- ☐ **Avoid wetting driveways:** the use of water to wet driveways can result in uneven and patchy spots, and puddles that can affect the quality of your photographs. Instead, any wet look can be added during editing.
- ☐ **Conceal trash cans and hoses:** keep trash cans out of sight by placing them in the garage or on the side of the property. Hide hoses at at least a day before the shoot to avoid leaving water puddles on pavement when moving them.
- ☐ **Tidy up the yard:** mow and trim the yard at least 24 hours before the photo shoot to maintain pristine appearance.
- ☐ **Deactivate sprinklers:** prevent water puddles from forming on pavement by not using the sprinklers on the day of the shoot.
- ☐ **Clean up after pets:** ensure all pet droppings are removed from the yard before the shoot.
- ☐ **Prepare pool, spa, and water features:** if you have a pool, spa, or water feature such as fountains and waterfalls, clean them before hand and provide instructions to the Realtor on how to turn them on.
- ☐ **Remove for sale sign:** MLS policies prohibit the display of for sale, signs and property photos, so remove it from the yard or install it after the shoot.
- ☐ **Clean outdoor furniture:** dust off and remove cobwebs from outdoor furniture, but avoid using water to hose them down on the day of the shoot to prevent puddles.