



WHY PREP FOR PHOTOS?

The majority of home buyers start their search online, so it is important to make the first impression count! Statistics show that it doesn't matter whether the home is vacant, occupied, a fixer or a beauty — when it is staged, a better sales price can be expected! Follow these tips to stage your home for professional photos.

THE MUST-DO LIST

- Thoroughly clean house (vacuum carpet, mop floors, clean countertops, clean mirrors, clean windows)
- Replace all burned out light bulbs using bulbs of the same temperature (cool or warm)
- Turn all ceiling fans OFF
- Turn all TVs OFF
- Turn all computer screens OFF
- Open window treatments and/or tilt open blinds to let in light and expose the view
- Remove personal photographs (or replace with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal flooring
- Hide all shoes, jackets, laundry (can go in closets)
- Remove seasonal decorations

EXTERIORS

FRONT YARD

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping (mow, trim shrubs, clear leaves, shovel snow)
- Remove Trash & Recycle bins
- Use broom to remove cobwebs from eaves and door frames
- Remove visible water hoses
- Remove toys, sports balls, basketball goals, soccer goals, etc.

BACK YARD

- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be freshened
- Clear out kid's toys
- Clean pool
- Remove pool vacuum/cleaner hose
- Hide pool cleaning supplies
- Turn on pool fountains, or any water features
- Remove visible water hoses
- Remove trash cans

KITCHEN

- Clear countertops as much as possible. (remove mail, dirty dishes, etc)
- Limit the amount of small appliance on counter (ex. coffee maker)
- Clear refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet
- Remove dishes from sink, hide in dishwasher
- Make sure all barstools are at the same height
- Clean the stove
- TIP: Add a pop of color/height with a plant or flower arrangement

LIVING / FAMILY ROOM

- Remove large stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Turn on fireplace
- Fluff and arrange furniture pillows
- Remove kid's toys
- Keep items on the coffee table/end tables to a minimum
- Hide remotes in drawers or behind pillows
- make sure TV, computer screens, gaming units, etc are turned off

BEDROOMS

- Make bed, including decorative pillows/shams if available
- Press bed linens and bed skirts
- Clear nightstands of all personal items
- Store away phone/tablet charging cables
- Remove all clutter from top of dressers
- Limit or remove family photos from walls and dressers
- Clean under bed, removing items that may show in the photos
- Remove diaper genies
- Remove items hanging on the back of the door

BATHROOMS

- Clear countertops. No toothbrushes, medications, deodorant, etc.
- Put toilet seats down
- Remove/hide plunger and toilet brush
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove dirty towels - leave out only new, unused towels
- Remove floor mats
- Make sure to wipe down counter tops and mirrors

PETS

- Hide food and water bowls.
- Hide pet beds/toys
- Use lint roller on furniture to remove pet hair
- Contain pets so they don't accidentally get in the photo- our furry friends aren't for sale too!
- Clear back yard of pet waste/toys

