

# PICTURE PERFECT PRESENTATION

*A buyer's first impression is the only impression*



## GENERAL

- Turn ON all lights and lamps
- Replace burned out light bulbs
- Turn OFF ceiling fans
- Remove floor mats and small rugs
- Open blinds/window treatments to allow natural light in
- Remove personal/family photos
- Vacuum carpet and mop floors to remove dust & debris
- Check home for cleanliness and remove clutter
- Remove seasonal/holiday items so photos are not dated

**Pro Tip:** Ideally, lightbulbs should be 'LED Soft White' and the same throughout. These cast a clean glow & provide great light for photography. **Avoid fluorescent bulbs.** They emit an unflattering, poor quality light that casts a murky green haze.

## OUTDOORS

- Tidy up landscaping (mow, trim trees/shrubs, clear leaves)
- Sweep porch, patio, decks
- Put away all outside trash cans, recycle bins, water hoses, security signs, play equipment
- Clean pool, remove pool hose/equipment and security fence
- Turn ON water features
- Wipe outdoor furniture, remove grill cover
- DO NOT park vehicles in driveway or in front of the home
- \* Dusk Shoots: make sure there is a water hose at the property

**Pro Tip:** Power wash dirt and mildew from driveway, deck, patio, fence, and home's exterior to look like new and improve curb appeal. Well-maintained homes sell faster!



## KITCHEN

- Remove small appliances and clutter from countertop
- Remove dishes, soap, trash can, magnets from refrigerator
- Clean appliances so they are fingerprint & streak free
- Put away high chair, booster seats, child-proof locks

## LIVING AREA

- Hide visible electrical cords
- Put away TV remotes, game equipment, reading material
- Fluff couch cushions and pillows, fold blankets or put away

## BEDROOMS

- Make all beds, items stored under bed should not be visible
- Clear night stands and dresser
- Remove personalized name/decals from walls

## BATHROOMS

- Put away toiletries: toothbrush, toothpaste, shampoo, soap
- Close toilet lids
- Remove used towels and bath mats
- Clean mirrors, fixtures, and shower door

## ENTRY/MUDROOM

- Remove floor mats, shoes, umbrellas, backpacks

## PETS

- Remove pet bowls, beds, and kennel from view
- Put pets away, out of photography areas

**\*On the day of the photography session, please arrive before the appointment to ensure home is ready to be photographed**