

First impressions are everything! And preparation goes a long way when it comes to presenting your home in it's best light. This guide is to assist you when preparing for your appointment. Please review this guide and take any cleaning or item removal actions prior to your scheduled appointment.

1) Remove items & do any cleaning prior to your appointment

Do you have any items that you don't want seen in a photo? Move them to an area that's not going to be photographed, such as a closet, garage, or utility room. Take a look at the list below for ideas to help you decide what to move, remove, and organize ahead of time. If you need more assistance, your agent may have a staging/organizing consultant that can help. If you don't have much time to prepare, focus on the kitchen, living room, primary bedroom, main bathroom and front exterior of the home.

2) Keep pets contained or take them for a ride or walk

I love animals. However, I ask that pets be in a contained area, or removed from the property during the shoot. This is to avoid pets from ending up in a photo, pets becoming distressed, and unfortunate accidents or harm to the photographer and equipment.

3) The less occupied a home is, the better

Photographers use specialized equipment and may be performing several tasks during your appointment. No pets or humans are allowed to be visible in real estate photos and reducing the chance that someone accidentally ends up in a photo keeps the appointment running smoothly, without delays. Your agent may place a lockbox on your home so only trusted individuals are allowed to visit by appointment when the home is not occupied. If a lockbox is not feasible or you prefer to be present during the appointment, please ensure the number of occupants is low (one occupant). If you can't avoid several occupants from being in the home, please choose a designated room (usually a bedroom, office, basement) to relax in while I photograph the rest of the home.

General:

- Fully open shutters and curtains to make the most of natural light.
- Declutter tables, desks, countertops, etc.
- Put away magazines, newspapers, bills, keys, cell phones and chargers, etc.
- Put away children's and pets' toys.

Kitchen and laundry:

- Clear countertops and remove dishes, utensils, rags, cleaning supplies, etc.
- Put away trash cans, laundry bins, dirty and clean clothes.
- Put away cleaning supplies, brooms, etc.

Bedrooms:

- Make beds and keep clear of objects, toys, dolls, clothes, etc.
- Put away loose clothes and footwear

Bathrooms:

- Remove towels, mats, bathrobes, etc.
- Clear showers and bath tubs, the shots will have the curtains open
- Keep countertops decluttered and remove personal hygiene items

Exterior:

- Remove cleaning and gardening items
- Remove furniture covers
- Move trashbins to the curb or into the garage
- Move vehicles & trailers from the driveway

Pets:

- Remove pet beds, food bowls, litter boxes, toys
- Keep your pets where they don't interfere with the photographer at work
-

Additional Considerations:

Photo appointment durations vary based on the services ordered, typically ranging from 30 minutes to 2 hours, with most lasting around an hour. To ensure a smooth and efficient session, please have all preparations completed before your scheduled appointment, as additional time cannot be allotted for non-service activities.

A typical photo appointment requires me to photograph every room from multiple angles. For me to do this efficiently and in an orderly manner, please ensure that other vendors and appointments are not overlapping your photo appointment.