



Why Prep For Photos?

The first impression counts. The majority of home buyers start their search on the Internet. This means that their first impression of your home is through – you guessed it -- photos. They will decide whether or not they'll spend time seeing your home based on a few seconds of scrolling through your listing.

Follow these tips to prepare your home for the best real estate photos possible.

General

- Thoroughly clean your whole house (vacuum, mop, clean countertops, clean windows, etc.).
- The day of your photo shoot, turn all overhead lights and lamps ON.
- Replace all burned out light bulbs.
- Use bulbs of the same temperature (ALL incandescent or ALL compact fluorescent).
- Turn all ceiling fans, TVs, and Computer Screens OFF.
- Open blinds/window treatments to let outside light in.
- Remove personal photographs (or replace with general landscape/object photographs).
- Make all beds.
- Remove small floor mats to reveal actual flooring.
- Place all shoes/jackets in closets.

Front Exterior

- Close garage doors. Remove cars from driveway and front of home.
- Clean up landscaping (mow, trim shrubs, clear leaves). Remove empty planters.
- Use broom to remove cobwebs from eaves and door frames.
- Remove visible water hoses. Hide trash cans.

Back Yard

- Clean porch, tidy up outdoor tables/chairs/cushions.
- Pillows/cushions should be fresh, not faded.
- Clear out kid's toys, balls, frisbees, soccer goals, etc.
- Clean pool. Remove pool vacuum/cleaner hose. Hide pool supplies. Turn on pool features (lights, etc.).
- Remove all other visible water hoses.

Kitchen

- Clear countertops completely. No knife blocks, utensils, mail, clutter, etc. Remove dishes from sink.
- Leave out max of one small appliance (ex. coffee maker).
- Clear outside of refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet.

Dining Room / Table

- Clear table, dust and polish the table top. Feature one center piece such as a bouquet of flowers.
- Straighten all chairs and space them evenly.
- Remove child seats/booster chairs.

Living / Family Room

- Remove stacks of magazines, papers, mail. Remove all toys.
- De-clutter fireplace mantel/hearth. Clean interior of fireplace and re-paint if needed.
- Fluff and arrange furniture pillows.

Master Bedroom

- Make bed, including decorative pillows/shams, if available. Remove items under bed/dressers.
- Clear nightstands of all personal items.
- Store away phone/tablet charging cables.
- Remove all clutter from top of dressers. Remove family photos from walls.

Kid/Guest Bedrooms

- Remove personalized names from walls.
- Remove wall stickers/posters (Mickey Mouse, Spider-man, etc.).
- Place toys in toy-bins or closets. Minimize toys and items on the floor.

Bathrooms

- Clear countertops completely. No toothbrushes, medications, deodorant, etc.
- Put toilet seats down.
- Remove shampoo, soap, loofahs, etc. from showers and tubs. Leave decorative items only.
- Remove dirty towels - leave out only clean, decorative towels.
- Remove floor mats. Remove toilet brushes, plungers, etc.

Pets

- Place food, water bowls, pet beds, and pet toys in pantry or closet.
- Use lint roller on furniture to remove pet hair.
- Clear back yard of pet waste/toys.
- Note: We are pet-friendly photographers, but that doesn't mean your buyers are.

What to Expect During the Photo Shoot:

The house should be shoot-ready when we arrive. We want the photos of your home to be the best they can be. This requires teamwork and cooperation that will result in an outstanding online presence when your home goes LIVE on the market. Please review and take action on the tips to prepare your home for real estate photography. If you do your part, we can do ours. We thank you in advance!

Do you need our help preparing your home for photos?

Home Staging – rearranging or adding furniture and décor to appeal to the greatest number of buyers – will help you get a higher asking price in a shorter amount of time. A professional home stager can provide you with a consultation to help you prepare your home for sale, making sure your home shows well through photographs and showings.

Wheeler Home Concepts offers Home Staging Consultations and Accessory or Full-Service Staging Packages. Call or email us for details.

We look forward to photographing your home. If you have any questions, please contact us.



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