

REAL ESTATE PHOTOGRAPHY STAGING TIPS

The shoot will take approximately 90 minutes up to 2 hours. The time we are in your home depends on many factors. Here's a checklist to expedite the photography and make your home stand out.



STAGING LIST: INSIDE

- Turn every single light on: overhead, lamps, under cabinet and accent lights
- Replace burned out bulbs: for visible bulbs (for example in a ceiling fan) it's better to have them match
- Clean all windows, glass and counters
- Dust everything
- Keep pets and pet related items, like a litter box or dog bowl, out of sight
- Home office should have personal information, mail and paperwork removed, empty waste baskets
- Turn off televisions
- Keep closets and washer/dryer area tidy



KITCHEN

- De-clutter as much as possible, especially from the floors and counter tops
- Refrigerator should be free of magnets
- Store food in cabinets
- Stow small appliances
- Hide dish towels, sponges, soap and draining rack
- Place bowl of fruit, or flowers, on kitchen counter



BEDROOMS

- Make the beds
- Arrange decorative pillows
- Put away clothes and shoes
- Clean under bed
- Clear surfaces of clutter and personal items



BATHROOMS

- Make bathrooms sparkle
- Hang fresh towels and clear counters of toiletries
- Clean mirrors, toilet and remove all items from shower



STAGING LIST: OUTSIDE

- Prune trees and foliage, sweep walkways
- Hide trash cans, garden tools and lawn equipment
- Grass should be freshly cut and raked
- Keep driveways clear, no parking in front of home
- Garage should have no vehicles, be clean and de-cluttered (if you want photographed)
- If you have a pool area, clean the pool, put deck umbrellas up and use place settings on outside table
- Turn all outside lights on



A TYPICAL PHOTO SHOOT WILL FOCUS ON THESE SHOTS

- Exterior front & front corner
- Master bedroom and bath
- Exterior rear
- Main bath
- Main living area
- One or two other attractive features identified by you or your realtor

Thanks in advance for your cooperation. The above are just suggestions, but the more you can do before we arrive, the better. Great pictures are a crucial marketing tool for a home sale. Realtors depend on high-quality, high-resolution images to attract potential buyers and sell your home quickly.