

WELCOME HOMEOWNERS

Prepping your home to MAXIMIZE Photo potential

Why Prep for Photos

Make the first impression count!



Online - It's where buyers start

The majority of home buyers start their search online, so it is important to make the first impression count! Follow these tips to prepare your home for the best real estate photos possible.

General

Tips for all areas in the home

- Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- 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 OFF
- Turn all TVs OFF
- Turn all computer screens OFF
- Open blinds/window treatments to let in outside light
- Remove personal photographs (or replace with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets in closets



Exterior

Online “curb appeal” and a relaxing oasis

Front Exterior



Online “curb appeal” - the front exterior is usually the first photo buyers see.

- 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
- Remove toys, sports balls, basketball goals, soccer goals, etc.

Back Yard

The back yard should be an oasis to relax

- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be fresh, not faded
- Clear out kid's toys, balls, frisbees, etc.
- Clean pool
- Remove pool vacuum/cleaner hose
- Hide pool cleaning supplies
- Turn on pool fountains/water features
- Remove visible water hoses
- Remove trash cans



Kitchen

Sometimes the focal point, the kitchen deserves attention to detail.



- Clear countertops completely. No knife blocks, baking supplies, mail, etc.
- 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
- Remove dishes from sink, place in dishwasher

Dining Room / Table

Allow buyers to imagine a nice family meal

- Clear table, dust and polish the table top
- Use decorative place setting if available
- 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

The space to enjoy conversation and spend quality time with family



- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Clean interior of fireplace and re-paint if needed
- Fluff and arrange furniture pillows
- Remove kid's toys

Master Bedroom

A good nights rest recharges the body and mind

- 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
- Remove family photos from walls
- Clean under bed, removing items that may show in the photos



Kid/Guest Bedroom

Don't forget about guest bedrooms



- Remove personalized names from walls
- Remove wall stickers/posters
- Remove diaper genies
- Clean under bed, removing items that may show in the photos

Bathrooms

To be spa-like, the bathroom must be clear of all personal items

- Clear counter tops completely. No soap, toothbrushes, medications, deodorant, etc.
- Put toilet seats down
- Close closet doors
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove dirty towels - leave out only new, unused towels
- Remove floor mats



Pets

Pets are loving, but their presence should be minimized

- Place food and water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Use lint roller on furniture to remove pet hair
- Contain pets in hidden crate or outside
- Clear back yard of pet waste/toys

Meet Your Photographer

Hi! I'm Timothy Thomas Dagleish, owner and photographer of Timothy Thomas Photography. I look forward to taking photos of your home!



I 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.

Although I would love to help you style/design your home, unfortunately, I do not have the skill set required to do so. When I arrive to take photos of your property, I ask that all staging and cleaning be done prior to my arrival.

Need Help?

Staging helps provide top dollar and a quick sale

Selling your home is like selling a product - it must be marketed correctly to reach a specific buyer. Although your furnishings and decor are great for your lifestyle, it's important to optimize your home for the future buyer.

All of the tips suggested in the previous sections were approved by **professional home stagers** from the [Real Estate Staging Association \(RESA\)](#).

A professional home stager can provide you with a consultation to help you prepare your home for sale and make sure your home shows at its best online through the photographs.

To find a **RESA** professional stager in your area, visit their website:
<http://www.realestatestagingassociation.com/>