

PREPARING YOUR HOME FOR PHOTOGRAPHS

Congratulations! You're working with a REALTOR® who knows the importance of having professional quality photos to market your home. Studies have shown that buyers choose the homes they want to see based on the quality and quantity of pictures they see online. In order for me to get the best possible images of your home, I'll need your help. Here are some things you can do to prepare your home for a photo shoot:

OUTSIDE

- ❑ **Remove vehicles**, trash cans, recycle bins, etc. from driveway and front of house.
- ❑ **Sweep driveway**, walkways, porches, patios and decks.
- ❑ **Remove hoses**, sprinklers, garden tools, children's/pet's toys.
- ❑ **Mow the lawn NO EARLIER than 3 DAYS prior to appointment**; trim back shrubs/bushes from walkways and doors; remove weeds from flower beds and around shrubs/bushes.

INSIDE

- ❑ **Turn on all lights** – Turn off ceiling fans - moving fan blades blur in the photos.
- ❑ **Replace any burnt out bulbs**. Make sure all light fixtures have the proper type of **bulbs** - do not mix fluorescent and incandescent bulbs.
- ❑ **Open window coverings(in the up position)** (curtains, drapes, sheers, blinds) to let in as much natural light as possible. Of course, if the view out a window isn't pleasing, leave those coverings closed.
- ❑ **Eliminate** as much **clutter** as possible, including children's toys, clothing, piles of newspapers/magazines.
- ❑ **Remove toiletries** and other personal items from bathroom counters; **close toilet lids**; remove/replace old or dirty towels, washcloths, etc.; remove all shower bottles, and sponges from showers with glass doors.
- ❑ **Make all beds neatly** (avoid wrinkles, lumps, etc.); clear dressers of personal items.
- ❑ **In your office**, stow or unplug dangling cables/wires; clear papers. Straighten up and/or remove items from bookcases.
- ❑ **In the kitchen**, remove most, but not all, items from the counters. Items that can be left out might include: decorative canisters, a colorful bowl or platter, no more than one countertop appliance. You want it to be uncluttered, but not sterile. Items to remove or hide from view include: soap dispensers, dish towels, pet dishes, trash cans. Remove everything (magnets, pictures, calendars, etc.) from the outside of the refrigerator.

It is our job to capture your home in the best way we can, and the technique of photography takes time. So please allow **1hour per each 1,000 sq. ft.** for appointment time.

Online.....It's where buyers start

aXcess photography
aXcessphoto.com