

TIPS TO PREPARE YOUR HOME FOR A PHOTOSHOOT

In a nutshell: Look at pictures of a nice hotel room and try to emulate the look and feel. You'll see no clutter, no personal items, neatly made beds, generic wall hangings, good bright lighting, a pristine bathroom, and clean sitting and desk areas. The only small items you'll see are a pen and pad of paper. If your home looks like this then you can stop right here. If you're like the rest of us - keep reading.

IN GENERAL

- All rooms, hallways, entries and stairs should be neat, clean and uncluttered.
- Remove remotes, device chargers, cordless phones and cradles.
- Turn on all lights including stove and under-counter, replace any burned-out bulbs. Try to match brand and wattage and avoid CFCs where possible because they may create uneven color issues.
- Remove family, pet and personal pictures.
- Open all curtains and blinds, unless they expose a really bad outside view.
- Turn off all ceiling fans.

EXTERIOR - Let's have curb appeal!

- Complete landscaping clean-up; mow grass, trim hedges, remove leaves and debris.
- Roof and gutters should be clean and free of debris.
- Clear driveway; park cars elsewhere during photoshoot.
- Close garage doors.
- Hide trash cans.
- Remove toys and signs from lawn.
- Hide pool cleaning equipment.
- Porches and decks should be clean and uncluttered.

KITCHEN - A very important area

- Should be spotlessly clean.
- Nothing on countertops except a small appliance or cute cookie jar.
- Remove refrigerator art and magnets.
- Remove entry and floor mats.
- Remove all pet items including water and food bowls.
- Remove soap dispensers and dish drying racks.

LIVING ROOM

- Put remote controls in a drawer.
- Remove newspapers and magazines.
- Hide all toys and pet beds.
- Arrange and fluff all cushions and pillows.

BEDROOMS

- Make the bed carefully and arrange pillows.
- Clean and clear nightstand and dresser surfaces.
- Close all closet doors.

BATHROOMS

- Toilet seat should be down, put on new roll of toilet paper.
- Remove toilet brushes.
- Clear away personal items, toothbrushes, shampoo and soaps.
- Clean mirrors and make them shine.
- Fold and place decorative towels neatly.

PETS - they're part of the family, but...

- Put pets on the porch, in the garage or outside.
- Remove all food bowls, toys, and scratching posts.
- Clean all traces of pet hair.
- Eliminate pet odors; they won't hurt the photos but may impact buyer interest later on.