

Putting your best foot forward when selling your home requires the best photographic representation of your homes' value. Potential buyers only spend twenty seconds on average when viewing a property online. These suggestions will help to make your photo shoot a success and ensure you get the results you were hoping for.

What to expect

Most photo shoots for real estate will take about an hour. If your home is large (greater than 2500sqft), it may take up to two hours to shoot your property correctly. During your shoot you are not required to do anything (relax & have a glass of wine!). I will photograph the areas of the home agreed upon by you and your selling agent. After your shoot, I will edit the photos and deliver them directly to your agent for publishing in about twenty-four hours.

Although you are certainly not required to do any of the following, here are some steps you can take to make your home look its best for a potential buyer.

In General

- Clean all areas of home
- Turn on all lights and lamps
- Turn off TV/Computer screens
- Turn off ceiling fans
- Remove area rugs
- Remove pet bedding and toys
- Open all blinds

On the Outside

- Close garage doors
- Remove cars from driveway
- Clean up landscaping
- Remove empty planters
- Roll up water hoses
- Remove kids toys
- Clean outdoor furniture
- Remove trash cans
- Remove holiday decorations
- Clean pool and hide supplies

The Kitchen

- Clean countertops
- Clear outside of refrigerator (magnets, papers, etc.)
- Hide garbage cans
- Remove pet bowls
- Remove child/booster chairs
- Straighten all chairs
- Feature one center piece
- Remove soap containers, sponges, dish towels, etc.

Living Room

- Remove magazines, papers, mail.
- Declutter fireplace mantel
- Remove kids toys
- Fluff and arrange furniture pillows

Bedrooms

- Make beds
- Clear night stands of personal items
- Store cell phone charging cables
- Remove clutter from dresser

Bathrooms

- Clear countertops (soap, toothbrushes, medications, deodorants, etc.)
- Close closet doors
- Remove dirty towels
- Remove floor mats
- Close toilet seats