

# How To Prepare Your House for Photos

The majority of buyers start their search online. It is important that the photos make a great first impression. The buyer needs to be able to visualize themselves and their belongings in the home, and it all starts with preparing your house. Below is a list of preparations to ensure the best possible photos, showings, and open houses.

1) Lets start outside! The front of your house is the first impression buyers get in photos, driving by, and in person when showing the property.

- Tidy up the lawn ( mow, edge, trim bushes, clear up debris from flower beds )
- Put up hoses and watering cans
- Remove toys, sports equipment, excessive yard art, ect.
- Remove empty pots or plant with annuals for pops of color
- Close garage doors, move all other cars out of driveway and away from the front of the house
- Hide trash bins

2)Moving to the back yard, all of the above list for the front still applies to the back yard!

- Sweep porches
- Wipe down all outdoor furniture
- Clean pool and remove all pool vacs, sweepers, and supplies.
- Turn on any pool features ( waterfalls, fountains, ect.)

3) Now that the outside is done, we can focus on the interior. It is important to keep in mind that less is more. Less personal belongings and everyday clutter makes it easier for the buyer to envision themselves and their belongings in the space.

- In the kitchen, remove all everyday clutter from the counter tops.
- Leave only small appliances on counter tops.
- Clear the fridge of magnets and pictures.
- Hide trash cans under the counter or in pantry.
- Wipe down all appliances and counter tops.
- Clean and put away all dirty dishes and dish rags.
- In the dining room, remove any highchairs or booster seats.
- Center table under the light fixture and remove all clutter besides a centerpiece.
- In living areas, remove all clutter ( books, remotes, magazines, toys, etc ).
- Clean up fireplace and declutter the mantel, leaving only art work and decorative items.
- Try and conceal all cords from electronics and lamps.
- In the bathrooms, remove all personal care items and store in cabinets, leaving countertops, showers, and bathtubs completely void of all products.
- Make sure glass shower doors and mirrors are completely wiped down and streak free.
- Remove all dirty towels and leave only clean decorative towels and hand towels.
- In the bedrooms, remove all personal clutter from nightstands and dressers.
- Make sure any belongings that may be under the beds are concealed.
- Remove family photos.
- Remove kids name letters from walls and organize toys or put away.

Right before your photo appointment, thoroughly clean the house ( dust, mop, vacume, wipe down all countertops). Make the beds, fluff and arrange decorative pillows and throws. Put the toilet seats down and close shower curtains. Turn on all lights and open up all blinds/window treatments. Turn off ceiling fans, tv's, and computer screens. Close the garage doors and remove cars from the front of the house.



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