



## Real Estate Photography Checklist

It's important that we show your home at its best to attract maximum interest so that it sells quickly and for the highest possible price. We will be photographing both inside and outside of the property except for storage areas (garages, sheds, pantries and cupboards), unless they are a key feature. We will need all of the lights on and blinds and curtains open.

Photographing your home takes on average an hour. **Please note that the property must be ready prior to my arrival.**

Here is a checklist of recommendations:

- Floors, paths, windows and surfaces are clean.
- Counters in kitchen and bathroom areas are cleared of all unnecessary items (dishes, dish drainers, wash cloths, detergent, pots, pans, food containers, toothbrushes, cleaning products, hair dryers, toiletries, etc)
- All items are removed from the shower recesses (caddies, bottles, exfoliation items, soap).
- Small rugs and mats are hidden from sight.
- Fridge doors are cleared of all items (magnets, notes, stickers, photographs).
- Kitchen trash cans, tea towels, paper towels, and pot holders are removed.
- Large family photos (optional) and items you don't want photographed are hidden away.
- Medical items (medications, medical equipment, mobility aids) are removed.
- Christmas trees/lights, cards, calendars, etc are taken down (they will date the photo).
- Beds are made and bedrooms cleaned.
- Any items that are likely to be potentially offensive are removed.
- Excessive toys are removed.
- Visible electrical cables and aerials are hidden behind appliances and cabinets.
- Lawns are lightly mowed and gardens free of weeds. Garden beds should be mulched.
- Pool and spa water is clear and debris (trash, dirt, plant material) is removed.
- Pool equipment (pool cleaners, hoses, covers, toys) and BBQ covers are removed.
- Pet items (bowls, leads, scratch poles, kennels) are removed.
- Cars are moved out of carports and the driveway, and away from window views (preferably inside the garage if fully enclosed).
- Garage doors are down.
- All lights are working, including lamps, under-cabinet lights, and range hoods. Bulbs in bedside lamps should be of the same wattage and color.
- Fluorescent lights, especially older ones, should be replaced (They often produce poor quality lighting and yellow, blue or green color casts).
- All people and pets are kept well away from areas being photographed, including through windows.

NOTE: It is ultimately the responsibility of the home owner and/or agent to ensure that the property is ready to photograph when I arrive. If you require further information, please call the number below.