

GENERAL

- Clean whole house (Vacuum, mop, clean countertops, clean windows & mirrors)
- Turn on all overhead lighting and lamps
- Turn ceiling fans off
- Replace burned out bulbs
- Turn off all TV & computer screens
- Remove all personal items
- Place shoes and jackets in closet
- Open blinds/window treatments
- Kennel pets out of sight or outside

KITCHEN

- Clear countertops off completely
- Leave one small appliance on countertop
- Clear refrigerator of magnets, paper, photos, etc.
- Hide garbage cans
- Remove dishes from sink
- Hide dish towels and rugs

LIVING ROOM

- Remove stacks of magazines, papers, mail, remotes, etc.
- De-Clutter fireplace mantel/hearth. No more than 5 items.
- Fluff and arrange furniture pillows

DINING ROOM

- Clear table, dust and polish tabletop, use decorative place setting (if available), Feature one center piece such as a bouquet of flowers
- Straighten all chairs and space evenly
- Remove child/booster seats

BEDROOMS

- Make bed, include decorative pillows/shams if available
- Clean nightstands of all personal items. Store away phone/tablet chargers
- Remove clutter from top of dresser
- Remove family photos from walls
- Clean under beds, removing items that will show in pictures
- Make sure bedside lamps are working

BATHROOMS

- Clear countertops completely. No soap, toothbrushes, medication, deodorant etc.
- Put toilet seat down
- Remove flushable wipes
- Remove shampoo, soap, loofahs etc. from shower and tub
- Remove dirty towels. Leave out only new or unused towels
- Remove floor mats
- Remove clothes hampers

PETS

- Remove/Hide food and water bowls
- Remove/Hide pet beds and toys
- Remove dog crates (if possible)
- Clear backyard of pet waste and toys
- Remove litter boxes
- Remove any pet hair from furniture

EXTERIOR

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping (Mow, trim shrubs, clear leaves, pick up any limbs etc.)
- Remove empty planters
- Use broom to remove cobwebs, leaves etc. from door frame and porch
- Remove visible water hoses
- Remove toys and sporting equipment
- Place garbage cans out of sight (garage)
- Replace/ remove any faded patio cushions
- Open patio umbrellas
- Clean pool and remove vacuum
- Turn on pool, fountains/water feature

Photographer Notes:

We typically do not photograph closets, interior of garages or pantries.

Storage areas may be photographed for reference for listing agent.

Typical photo session takes approx.. 45 minutes which may vary depending on size of property.

Please let the photographer know of anything that you would not like to be shown on the MLS pictures. We try our best to accommodate these requests.

We may move small items to further stage the image. We try to place everything back where we found them, however we may forget at times. Remotes and small electronics can typically be found behind / under couch cushions. Other items may be found in the nearest drawer / closet.