

HOME PREP CHECKLIST · PROPERTY SETUP GUIDE

All cleaning and staging must be fully complete before the photographer arrives. Delays upon arrival may result in fees or rescheduling.

KITCHEN

- Clear all countertops
Remove appliances, mail, clutter
- Nothing on the refrigerator
Magnets, notes, photos
- Chairs pushed in — table clear
- Dishes done — hide garbage cans

BATHROOMS

- Clear all toiletries
Soap, shampoo, toothbrushes
- Remove towels from hooks, bars + rod
Hanging towels look cluttered in photos
- Toilet lid closed · hide garbage cans
- Clean mirrors and fixtures
- Only decorative items displayed

BEDROOMS

- All beds made neatly
- Pillows straightened and arranged
- Remove clothes + towels off doors
Blocks door from opening fully + looks messy
- Remove personal items from nightstands
- Tidy closets — doors closed
- No toys or clothing on floors

LIVING AREAS

- All rooms tidy and decluttered
- Remove personal photos from display
- Straighten pillows, throws, furniture
- Remove all pet items
Beds, bowls, toys, litter boxes
- Vacuum or sweep all visible floors

LIGHTING + DETAILS

- Turn ON every interior light
Lamps, overheads, under-cabinet, closets
- Turn OFF all ceiling fans
Prevents motion blur in photos
- Open all blinds and curtains
- Replace burnt-out bulbs · TV screens OFF

LAUNDRY + UTILITY ROOMS

- Hide detergent, dryer sheets, supplies
- Clear top of washer + dryer

WALK-IN CLOSETS + STORAGE

- Tidy and organize visible shelving
- Remove clutter from floors
- Straighten hanging clothes neatly
Grouped by type or color looks best
- Remove boxes + bags from eye level

EXTERIOR + DRIVEWAY

- All vehicles removed from driveway
And from directly in front of property
- Garbage bins + hoses out of sight
- Sweep front steps and entry

LAWN + BACKYARD

- Lawn mowed · no pet waste
- Outdoor furniture arranged neatly
- Remove personal items + toys
- Pool clean and uncovered if applicable

PETS + PEOPLE

- All residents + pets out of frame
- All pet items removed from view

Agent/homeowner may stay — keep clear of areas being photographed.

No home is perfect — and that's okay. A little preparation goes a long way in presenting your property in the best possible light for prospective buyers.

Delay & Cancellation: \$25 fee if delayed 15+ min on arrival · +\$25 per additional 15 min · Reschedule for unreadiness: \$50 + travel fee · Cancel 24+ hrs in advance at no charge.