



Real Estate Photography Checklist

Our goal is to photograph your listing with the highest quality that will wow buyers, attract offers, and get people in the door at your next open house.

To ensure your photoshoot goes smoothly and safely, Please follow this preparation checklist of things you should do prior to your scheduled shoot.



General Prep

- ☐ Be shoot-ready: Cleaning and staging needs to be done before I arrive, preferably the day before your photoshoot. I may move small items (flowers, small pictures, etc.) to improve photo composition, but larger items need to be in place before I arrive, and staging accessories need to be in place as well.
- ☐ Secure or remove pets: I love pets but we can't have them around for your photoshoot. Dogs must be secured or off the property to ensure the safety of myself and my equipment. MLS rules also prohibit people and pets from being in pictures. It's also a good idea to hide pet food and water bowls as well.
- ☐ Plan not to be seen: All occupants should plan on either being off the property or remain in areas where they can't be seen during the photoshoot. Rooms overlap in the photos, people can cause shadows and reflections, and there is risk to equipment that will be setup throughout the property.
- ☐ Feel free to use the garage for storage: Garages are typically not shot, so this is a great place to store vitems you'd like to hide.

Inside Prep

- ☐ **Declutter Kitchen:** A few items on the counters are usually fine, but dishes, sponges, rags, etc. should be put away. It's best to remove all magnets, pictures, etc. from the refrigerator and remove throw rugs from the floor.
- ☐ **Declutter Bathrooms:** Toothpaste, toothbrushes, razors, and other "personal" items should be hidden. Decorative unused soaps, candles, flowers, etc. are preferred. It's also good to remove all throw rugs from the floor.
- ☐ **Prep bedrooms:** All bedrooms should have their beds made and items put away.
- ☐ **Hide trashcans:** Trashcans can distract so it's best to hide all of them in closets or the garage.
- ☐ **Hide portable fans:** Ceiling fans are selling items but portable fans can give off a wrong impression.
- ☐ **Hide cords and remotes:** Sometimes electrical cords can't be hidden, but you will have more appealing pictures if you can hide TV remotes, game consoles, and any noticeable cords
- ☐ **Clear entryways:** Remove all shoes, umbrellas, and similar items from entryways.
- ☐ **Turn on lights:** Before I arrive, please make sure all interior lights are turned on. If need-be, please replace all burned-out bulbs at least 24 hours before the photoshoot.
- ☐ **Turn off ceiling fans:** Before I arrive, please make sure all ceiling fans are turned off.
- ☐ **Open blinds with views:** Your indoor photos will show outdoor views if there are views, or just light if a window looks onto a neighbor or other unappealing view.

Outside Prep

- ☐ **Clear the cars:** Make sure no cars are in the driveway. If possible, also move cars from the street in front of the home. We want as clear a view as possible of your property.
- ☐ **Prep the yard:** Do at least 24 hours prior to your photoshoot. Yard should be mowed and cleared of any toys, tools, etc.
- ☐ **Prep pool and spa:** If you have a pool and/or spa, please have them clean with covers removed. For spas, provide instructions to the realtor on how to turn it on.
- ☐ **Prep water features:** If you have fountains, waterfalls, etc., please clean them and provide instructions to the realtor on how to turn them on.
- ☐ **Remove for-sale sign:** The for-sale sign should be removed from the property (if possible) by the realtor if it has already been installed. Visible signs violate MLS photo rules, and they can't always be edited out.
- ☐ **Turn off sprinklers:** Do not water the day of the shoot to prevent puddles on pavement.
- ☐ **Pick up poop:** If you have a dog, make sure that all of their droppings are cleared from the yard.
- ☐ **Clean patio furniture:** Dust and remove cobwebs from all outdoor furniture. Do not hose down your furniture the day of your shoot, since this can create puddles.

Thank you for your time and patience to go through this checklist. This helps streamline the process, and helps us deliver you the best quality photos in a manageable time frame.

Please contact us if you have any questions.

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