



REAL ESTATE PHOTOGRAPHY STAGING TIPS FOR THE SELLER.

Please read over these helpful staging tips to Maximize Your Photos:

The first thing I ask is to make sure there are no vehicles in the driveway or in the street in front of your home. If you know the neighbor parks there, please park your car there and move when I arrive. The front exterior shots are what Buyers see first!

- ☐ **Remove** any LARGE peices of furniture in small rooms. Sometimes a large couch in a small room can hurt the photo instead of help it. Make the rooms feel and look open and large.
Turn on all the lights in the home. Replace any bulbs that are out.
Have large windows clean, shower glass doors, mirros clean also.
Open all the window treatments, tie them off if needed, replace with classic neutral ones.

- ☐ **Kitchen:**
remove items on the refridgerator doors and on top of it.
clear off the kitchen counters and remove the trash bins.
leaving nice clean appliances like a stainless steel coffee maker or mini oven is fine.
bowls of fresh fruit or nice decorations used in small quantity work too.

- ☐ **Dining Room:**
remove clutter and clean up
setting the table with place settings, colorful plates, wine glasses - make it look like your going to have a dinner party.

- ☐ **Main Rooms:**
reduce any clutter in the main rooms to help make them look larger and more "neutral" .
take down any family portraits you do not want in the photos.
large empty white spaces do not look very good. it is not very expensive to buy frames to place on the large empty spaces to give the room a "at home" feeling to buyers.
clear up any wires or cords if possible.
put away any children toys or items that you would not normally see in the rooms.
define the spaces. is the room a dining room? make it look like a dining room.
turn on gas fireplaces or light the fireplace if you will be home during the shoot.

- ☐ **Bathrooms:**
clean showers inside and the doors if any.
remove dishsoap containers and tothbrush holders, hari dryers, curling irons etc.
lower toilet seat covers and hide the toilet cleaners and plungers.
hang colorful towles, floor rugs.
no towles hanging on doors or showers

- ☐ **Bedrooms:**
make all the beds with colorful but neutral color bed sheets
pick up any clothes or misc items that should not be laying around.
open window shades and tie the curtains if available.

Outside Areas:

- ☐ pickup garden hoses, tools, basketball nets, dead planters, porch areas.
water features - if you have a spa, fountain, waterfall please turn them on to se them.



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Staging Tips Continued...

☐ Extra things to consider:

- replace dead plants with new ones.
- do not have animals or their cages present in sight.
- clean pools of debris
- clean deck from debris and clean or restrain or paint if possible.
- paint outside trim or spots that show easy
- powerwash the driveway to remove stains or large oil spots

**That's it! please take your time to do these items to the best of your ability.
doing this will make your photos turn out the best and give buyers something great to look at!**

The photographer will not move anything in your home and will ASK you to either move it from the shot or remove it. Sometimes..Moving a peice of furnitue out of the shot can help a lot.

Thank you for reading our tips and we hope to photograph your home soon.