

Staging Tips for your Photography Shoot

Please read over these helpful tips to maximize the photos of your home.

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 neighbors park there, please have your car moved before I get there. The front of your home is very important when taking photos.

OVERALL:

Remove any LARGE pieces of furniture in small rooms. Sometimes a large couch in a small room can hurt the photo and make the room feel smaller than it is.

Make the rooms feel and look open and large

Turn on all the lights in the home and replace any bulbs that are out

Clean the windows, shower doors, mirrors and anything that shows the dirt on it

Kitchen:

Remove items on the fridge doors, sides and top

Clear off the kitchen counters and de-clutter any large items

Clean appliances and keep the sink empty and clean

Leaving nice clean looking appliances are ok

Bowls of fresh fruit or colorful decorations are a nice touch on the counters.

Dining Room:

Remove any clutter and dust and clean

Set the table with place settings, colorful plates, wine glasses – make it look like you're going to have a dinner party.

Main Rooms:

Reduce clutter and help the rooms look large and clean

Take down any family portraits or expensive paintings you do not photograph

Large empty walls do not look appealing to buyers. Buy decent frames for staging purpose

Clear up any wires or cords if possible behind the TV, Stereo or electronics

Put away children's toys or animal toys

Define the spaces. Make them what they should be and decorate them accordingly

Turn on or light the fireplace if you will be home during the shoot

Bathrooms:

Clean showers inside and out

Place your best towels on the racks

Remove any soap dispensers, shampoo from the shower and sinks

Clean toilet and put seat down.

Remove any hanging door racks

Bedrooms:

Make up all the beds with your best linens

Pick up any clothes or misc. items from floors

Open Window curtains and tie them back if needed

Outside Areas:

Pickup garden hoses, tools, children toys, basketball nets, anything that should not be outside
Water Features – Hot Tubs, Pools, Fountains etc.. Turn on and act like your about to have guests

Extra Things to consider:

Replace Dead Plants

Do not have animals running around during shoot

Clean Pools of debris and clean around the areas

Clean deck of debris and clean, power wash or new stain if needed

Paint outside trim or spots that show bad

Power wash 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 help make the photos of your home the best and show buyers they are getting a great home and make them want to come see it.

The photographer will not move anything in your home and will ask to move it from the shot or remove it. Sometimes just moving a piece of furniture into storage, basement or garage can make a big difference for buyers when seeing your home in the photos and especially in person.

Thank You and looking forward to photographing your home soon.