



## How to Prepare for Photos

- General Guidelines
  - o Turn on all the lights on photo day
  - o Clean everything!
  - o Remove personal, pet, religious and seasonal/holiday items
  - o Remove toys from main living areas and limit excess toys in other areas
  - o De-clutter – less is more in photos
  - o Limit knick-knacks and other decorative items on display
  - o Dust (flat surfaces, light fixtures)
  - o Vacuum carpets and rugs
  - o Mop and sweep hard floors
  - o Remove trash cans, air fresheners, tissue boxes and remotes
  - o Wash windows inside and out
  - o Close all windows
  - o Open blinds and curtains
    - Curtains – open or tie back
    - Venetian blinds – leave down and open (slats parallel to floor or flat)
    - Mini blinds – pull open
    - Vertical blinds – slide open
    - Shades – pull up
    - Remove small rugs (except in entryways)
  - o Light Bulbs
    - Check for burnt out light bulbs
    - Ensure you have all one type of bulb in a light fixture
  - o “Rule of 3” – a simplified Staging Tip – Only 3 items allowed
    - On kitchen counters –small potted herb/flower, coffee pot, knick-knack
    - On bathroom counter – vase of flowers, small clock, knick-knack
- Front Entry or Foyer
  - o Check bulbs in chandelier
  - o Remove excess rugs
  - o Provide clean rug
  - o Remove excess shoes and coats
- Living Room
  - o Remove kids’ and pets’ toys
  - o Fluff throw pillows
  - o Hide away visible cords
  - o De-clutter coffee and end tables
  - o Remove remotes, tissue boxes and excess blankets
- Kitchen
  - o Clear off the counter and leave 2 to 3 small items
    - Keep coffee pot, stand mixer
    - Hide toaster oven, excess appliances
    - Add color with a lively plant or vase of flowers
  - o Empty sink of dishes and dish rack
  - o Hide soap, dish cloth, sponges and drain stops
  - o Remove rugs from the floor
  - o Remove pet food dishes
  - o Straighten and evenly space bar stools
  - o Remove everything from front, top and sides of refrigerator
  - o Remove fingerprint from appliances
  - o Remove calendar and mail
  - o Hide trash can
- Dining Room

- Remove items from chairs
- Add a center piece
- Straighten and evenly space chairs
- Remove high chairs and booster seats
- Office
  - Remove documents from surface of desk
  - Clear desk of everything except computer, phone and desk lamp
  - Add one decorative item (ex. small plant), if desired
  - Hide or organize cords
  - Open your laptop
  - Remove garbage can
  - Make sure computer monitor is blank
- Bedroom
  - Make bed with coordinating bedding, including decorative pillows/shams, if available
  - Make sure sheets/mattress are covered by the blanket/comforter
  - Stand the pillows upright
  - Remove diaper genie/pail
  - Remove child's name from wall
  - De-clutter night stands and dressers
  - Remove items from under the bed or use bed skirt
- Bathrooms
  - Clear off vanity
  - Leave only clean, unused towels and decorative items
  - Remove toilet brush, plunger and trash can
  - Close toilet lid
  - Clean mirrors (streaks will show in photos)
- Pets
  - Remove food and water bowls
  - Hide pet beds, toys and cat towers
  - Remove pet hair from furniture and floors
  - Let photographer know if there will be a pet in the home during shoot
- Laundry Room
  - Wipe down washer/dryer
  - Front-Loading Washer & Dryer – Remove & put away laundry
  - Put away iron & ironing board
  - Organize
    - Put laundry into bins/baskets
    - Organize laundry detergent/softeners, etc. (i.e. on shelf, in cupboard, etc.)
- Mudroom
  - Remove excess coats, shoes and clutter
  - Provide clean rug
- Exterior
  - Close garage doors
  - Hide trash cans
  - Mow the lawn
  - Remove vehicles and trailers from driveway
  - Remove weeds
  - Remove toys from yard
  - Tidy up patio furniture and add cushions
  - If you have a pool, clean and open on photo day