

Real Estate Home Prep Checklist

General Prep

- **Be Shoot-Ready**

All cleaning and staging should be completed 12 or more hours before the scheduled date & time.

- **Plan To Not Be Seen (Including Pets)**

People and pets are prohibited to be shown in MLS photos so please prepare a location off-site if possible. If not, I recommend taking pets out for a walk or placing pets in the garage for the time-being.

- **Utilize the Garage for Storage**

Unless if requested, I don't typically take photos of the garage so this can be a great temporary storage unit for any loose items that you don't want to be shown.

- **If You Question it, Remove it!**

If you're on the fence of having an item in the shot or not, I recommend removing it all together! Don't waste time on small items that won't be looked at. Remember, the goal is to showcase the property, the space, and how each room interacts with each other.



Photo & Video

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Interior Prep

- **Turn On Lights, Replace Bulbs, & Ensure Color Consistency**

All interior lights should be turned with the same color bulbs by arrival. This includes ceiling lights, lamps, night lights, and yes...the stove light!

- **Turn Off & Hide Fans**

Fans will cause a blurring effect in the photos due to slower camera shutters. Please ensure all fans are off and/or hidden.

- **Open All Blinds**

This is to ensure the most natural light can come into the room. Opening the blinds will also help create a consistent look throughout the entire home.

- **Declutter EVERYTHING**

Please remove trash cans and personal items such as toiletries, photos, flags, religious symbols, holiday decorations, and any other non-staged items.

- **Clean Windows & Countertops**

Professional-grade cameras will in fact pick up fingerprints, stains, and discolored residue. Please ensure all windows and table countertops are cleaned and dried.



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Exterior Prep

- **Remove Cars**

Please make sure there are no cars in the driveway. The goal is to have a clear view of the property from the street. If possible, get your neighbors to move their car as well!

- **Remove the For-Sale Sign (If possible)**

Visible signs violate MLS photo rules, and are very difficult to edit out due to the dynamic nature around them. It may be better to schedule the sign installation for after the photoshoot.

- **Prep the Yard(s)**

Front and back yards should be mowed and cleared of any toys, tools, leaves, etc. Also, PLEASE DO NOT WATER THE PAVEMENT.

- **Remove Pool and/or Spa Covers**

Please have pools and/or spas clean with covers removed. For spas, provide instructions on how to turn it on.

- **Pick Up Poop**

Yes, this is unfortunately a serious thing! Please ensure all pet droppings are removed throughout the property.



Photo & Video

THANK YOU!

I appreciate the time and patience to go through this checklist! This will ensure an efficient, professional, and fun photo & video shoot.

For any questions, please contact me anytime!



Photo & Video



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