

HOW TO PREPARE THE HOUSE FOR PHOTOSHOOTING

We kindly ask you to attend to the details in the list below for best results in showcasing your property.

General Tips

- Please check all light bulbs and ensure that all work properly.
- General rule for real estate photography is “less is more.”
- Remember that rooms always look bigger and wider without mats or rugs.
- It’s always recommended to depersonalize: no personal photos, notes, diplomas, etc.
- Please hide all valuables such as jewellery, watches, cellphones, laptops, purses, money, coins, etc.

Exterior (Front yard, Back yard, Side yard)

- Remove all vehicles and trash bins from driveway
- Remove all leaflets and flyers from the property and balcony or entryway.
- Remove garden hose or wind it neatly on the holder.
- Remove all small toys, shoes, bottles, cans, trash, ashtrays, tools from the yard.
- Clean patio furniture and arrange neatly.
- White flowers in a pot or urn at the front entry are always a nice touch

Foyer

- Clear away shoes, boots, slippers, coats, boxes, keys and remove coats from coat hooks.

Living / Family / Dining Room - These rooms form the first impressions of the tour.

- Declutter, depersonalize and make them sparkle (dusted and polished)
- Clear away: all toys, pet items, non-decorative items on tables, papers on shelves, baby stools, cradles, water bottles, boxes (we know you are packing so it may be hard to do, but it’s really worth it - sorry)
- Fresh cut flowers and live plants are always great.

Kitchen –The heart and pulse of the house

- No cooking should be ongoing during the session.
- Declutter the entire room: no utensils, dishes, pans, pots, sponges, detergents, boxes.
- Clear memos and magnets from fridge, clean and tidy countertops. Small appliances are fine but please hide the cords.
- Colourful fresh fruits and/or Pellegrino bottles are recommended.
- Make sure the stovetop is sparkling clean.

Bedrooms

- No clothes lying around. Nothing behind the doors or hanging on the back of doors.
- No untidy items under the bed (yes, those will likely show in the photo)
- No portable fans, no water bottles, no tissue boxes.
- Make the bed (some homeowners have asked if we could do it digitally, but unfortunately we cannot do this with photoshop retouches).

Bathrooms

- Make sure the toilet seats are in the down position.
- Remove the following items: brushes, combs, razors, toothpaste, toothbrushes, hair dryer, trimmer, soaps on vanity, shampoos, body wash, sponges in bathtub. (If you don’t want to show your bathtub, you can put everything behind the shower curtain, if there is one).
- Vanity sets are recommended but without items above.
- No towels hanging on the bathroom door, no mats on floors. (Remember the room will look bigger without them)
- No plungers, dirty toilet paper bin, pitchers around the toilet – nothing that will turn visitors off

Basement

- Basically, follow all the guidelines in the list above. Tidy, sparkling and decluttered will yield the best results.
- If you are storing your packing boxes in the unfinished part, pile them neatly in a corner.

We always try our best to provide the highest quality, but it takes teamwork. We appreciate it. Thank you for your time.