

# Prepare Your Home for the Photo Shoot

Good quality photos can make or break a home sale, so we made a guide to help our sellers know how to prepare for their photo shoot so we can show off the best photos possible.

## A helpful checklist for sellers

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### Curb Appeal

- Remove trash cans & recycling bins
- Add flowers to flower pots & window boxes
- Paint the front door
- Sweep front stairs & sidewalk
- Clean the windows inside & out
- Remove cars from the driveway and street
- Mow your lawn 24-hours prior to the shoot



### Lighting

- Turn on all lights in each room
- Replace dead light bulbs
- Turn on ceiling fan lights, but keep fan off
- Open all window curtains
- Lower window blinds & open slats 45° facing up
- Turn off all TV & computer screens
- All glass/windows/mirrors should be streak-free
- Tuck cords away as much as possible



## Living Room

- Vacuum, sweep, & mop all floors
- Remove all clutter from surface areas
- Dust & wipe surfaces
- Remove picture frames (de-personalize)
- Fluff cushions & pillows, remove blankets
- Remove toys, mail clutter, weights, etc.
- Remove or rearrange furniture if needed

## Kitchen & Dining Room

- Clean off & wipe down counters
- Remove appliances & clutter from counters
- Keep 1-2 nice appliances displayed
- Remove all magnets & items from refrigerator
- Wipe down large appliances
- Remove throw rugs, towels, paper towels
- Remove sponges, soap dishes, etc.
- Hide garbage can & recycle bins
- Use fresh flowers or bowl of fruit for color



## Bedrooms

- Make beds, use decor pillows if possible
- Store away phones, charging cords, tissues, etc.
- Remove all personal photos
- Remove under-bed items & clutter
- Tidy/Organize walk-in closets
- Dust all surfaces
- Clear tops of dressers, desks, vanities, etc.



## Bathrooms

- Replace old towels with new, clean ones
- Remove all bath mats from the floors
- Remove all counter clutter
- Wipe down counters & mirrors
- Remove soaps & accessories from shower & tub

## Back Yard & Patio

- Hide all garbage bins, tools, hoses, & toys
- Mow lawn, trim foliage, remove debris
- Power wash/scrub green mildew
- Remove grill cover & utensils
- Arrange outdoor furniture
- Open patio umbrella
- Plant flowers in empty pots
- Sweep sidewalks, patio, deck
- Remove flags, security signs, ornaments



## Consider Staging

A professionally staged home will emphasize the space, functionality, and features of a house so that prospective buyers can envision themselves in it. Staging makes your home feel larger, brighter, and cleaner. In fact, homes that are staged are selling faster and at higher prices than those that are not staged.

**Virtual Staging** adds furniture and decor to the listing photos at a fraction of the cost than physical staging. We offer virtual staging to our sellers at no cost to them!

**Compass Concierge** is a program that will cover the costs of staging, painting, and more upfront with no hidden fees or interest charged. Ask your agent for more details!

