

Photography Checklist



General Items

- 1.) Remove all pet items, pet gates, beds, bowls, crates, toys and litter boxes. Remove pet waste from yard.
- 2.) Mow and trim / edge yard. Pull weeds and clean flower beds. Wash / sweep exterior patios and decks and neatly arrange patio furniture. Power wash house, driveways, walk ways. Remove automobiles, campers, RV's and trailers. Remove yard tools, rakes, shovels, wheel barrows. Neatly wind or remove hoses. Remove kids toys, basketball hoops, pet toys, and any other trash or clutter. Large exterior trash / recycle bins should be removed or stored in garage. -- Remember the first thing that people see is the front of your home...CURB APPEAL !
- 3.) Wash windows, interior and exterior. This will have a huge affect on the photos and make your home look and feel extra clean !
- 4.) Open all window coverings, blinds up, curtains open.-- Natural light is good !
- 5.) Turn on ALL interior lights and insure that ALL bulbs, can lights and fixtures are working. Try to make sure that all your bulbs match in color. Yellow or (warm) bulbs look best in photos compared to blue (cool) bulbs. Do this on the exterior of the home too for twilight photos. -- This will also make a huge difference in the photos !
- 6.) Turn off all ceiling fans. Although we love the cool breeze they make, spinning fans look horrible in a photograph and you know how to operate them better than we do !
- 7.) Remove all free standing fans, heaters and humidifiers.--They don't look good and make buyers wonder why you need them...
- 8.) Hide all TV and electronics remote controllers, cables and extension cords or power boxes.
- 9.) Remove any unnecessary personal items and clutter. Remove any large family or personal photos. -- This will need to be done for showings too !
- 10.) Remove high chairs and booster seats. Remove or organize kids toys. --They just don't photograph well !

Bathrooms

- 1.) Toilets cleaned, lids down, covers or cushions removed.
- 2.) Clear / clean bathroom counter tops and sink. Clean mirrors and light fixture.
- 3.) Remove all personal hygiene products, washcloths, sponges and squeegees.
- 4.) Remove trash cans, toilet plungers and small rugs.--This helps make the room appear larger !

Bedrooms

- 1.) Make beds and remove anything under bed. Install bed skirts or make sure you can't see non decorative metal frames or boxspring..
- 2.) Remove all personal items / pictures from dressers and nightstands.
- 3.) Remove laundry baskets, clothes hampers or dirty clothes.

Kitchens / Islands

- 1.) Clean appliances, remove kitchen towels, remove all cleaning products, sponges and dish racks. Remove any magnets, papers or photos from fridge.
- 2.) Clear / clean counter tops. Remove all toasters, can openers or other counter top appliances.
- 3.) Remove visible food , spices, salt and pepper shakers or napkin holders

Dining Rooms / Breakfast Nook

- 1.) Clean / clear tables. Remove salt and pepper shakers, napkin holders. -- This is a perfect place for a vase of fresh flowers as a center piece !
- 2.) Arrange / straighten chairs.

Contacting a qualified stager / staging company is by far the best and easiest way to prepare your home / listing.

While we will work our hardest to provide you with the best possible photography available, there are several things we can't do. Move / remove furniture, personal items or clutter from a room. Pick up or remove yard items, trash cans, basketball hoops or other Items from the exterior. We cannot "Photoshop" damage on walls or carpets, pictures, powerlines, utility boxes, burnt lawns or vehicles from photos. We cannot touch personal bathroom items (personal hygiene items, tooth brushes, trash cans etc.)

Please, no pets or people in the house / property the day of photoshoot. We are not responsible for pets.

If you have ordered drone photography or video, please try to inform your neighbors that we will be flying over the area. We will respect their privacy, and all applicable FAA part 107 (commercial unmanned aerial vehicle) laws will be followed. We are FAA part 107 licensed, fully insured and safety is our first priority. We WILL NOT violate the laws regarding weather, line of sight, or airspace regulations at the property being photographed.

Thank you for choosing Loveland Real Estate Photography

Your Image is Our Focus