



Home Preparation Guide for Sellers

We understand the importance of presenting your property in the best possible light, and we want to capture stunning images that highlight your home's unique features. The following recommendations are designed to help you prepare your home and create an environment that is optimal for photography. By following these simple tips and suggestions prior to your appointment, we can successfully showcase your home in the most attractive way possible.

1. **Declutter:** Remove any excess clutter from the home, including personal items and knick-knacks, to make the space appear larger and more appealing. Box up and store excess in garage and/or closets.
2. **Clean:** Give the home a thorough cleaning, including floors, windows, and countertops, to ensure that everything looks pristine in the photos. Don't forget to wipe down ceiling fan blades!
3. **Stage:** Consider staging the home with furniture and decor that highlights its best features and makes it look inviting and welcoming.
4. **Maximize natural light:** Open all blinds and curtains to let in natural light and make the space appear brighter and more spacious.
5. **Turn on all lights:** Turn on all the lights in the home, including lamps and overhead lights, to create a warm and inviting ambiance. Replace any bulbs that have burned out so that each space is evenly lit.
6. **Remove personal items:** Remove any personal items such as family photos or artwork to help potential buyers envision themselves in the space. Remove clutter attached to the refrigerator as well.
7. **Hide cords and cables:** Tuck away any cords and cables from electronics or appliances to minimize visual distractions and stow cords that are near beds and nightstands.
8. **Make necessary repairs:** Take care of any small repairs or maintenance tasks, such as replacing burned-out light bulbs or fixing leaky faucets, to make the home look well-maintained and cared for.
9. **Enhance curb appeal:** Make sure the exterior of the home looks just as inviting as the interior by trimming the landscaping, cleaning the windows, and removing any outdoor clutter. Put trash cans by the curb or hide in the garage.
10. **Secure valuables:** Put away any valuable items, such as jewelry, electronics, or firearms, to ensure they are safe and secure during the photo shoot and during showings of your home while on the market.
11. **Pets:** Please have pets secured outside or kenneled prior to your appointment. We want to keep our photographers, camera equipment, and your pets safe. Consider stowing animal toys, litter boxes, cat trees, and/or dog beds in the garage before the appointment begins.

The home preparations are intended as suggestions only and are not required.