

Preparing Your Property For Sale

~When Image Matters~

Majority of property searches begin online, so creating a positive first impression is VERY important! Follow these prep suggestions & tips to prepare your property for the best real estate photography session possible!

General - For ALL areas of the house

- Thoroughly clean whole house (i.e. vacuum carpet, mop hard floors, clean countertops, clean windows)
- Turn all overhead lights and lamps **ON**
- Replace all burned out light bulbs
- Use bulbs of the same temperature (i.e. ALL incandescent OR ALL compact fluorescent)
- Turn all ceiling fans **OFF**
- Turn all computer screens & TVs **OFF**
- Open blinds/window treatments to let in outside light
- Remove personal photographs (or replace with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets in closets

Exterior - Making your "curb appeal" POP on and offline!

Front Exterior - This is usually the first photo buyers see - make it count!

- Close garage doors
- Remove cars from driveway & front of home
- Clean up landscaping (mow, trim shrubs, replace mulch, clear leaves)
- Remove empty planters
- Use broom to remove cobwebs from eaves & doorframes
- Remove visible water hoses
- Remove toys, sports balls, basketball hoops, soccer goals, etc.
- Put garbage cans in the garage or out of sight

Backyard - This area should exude relaxation & a "get away" feel

- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be fresh, not faded
- Clear out kids' toys, balls, Frisbees, etc.
- Clean pool & stow away pool toys from view
- Remove pool vacuum/cleaner hose
- Hide pool cleaning supplies
- Remove grill covers & raise any/all umbrellas
- Arrange patio furniture as if you were expecting guests
- Turn on pool fountains/water features
- Remove visible water hoses
- Remove trashcans, ashtrays, etc.

Interior - Where the "home" comes to life!

Kitchen - Many memories made here - details ARE important

- Clear countertops completely. No knife blocks, baking supplies, mail, etc.
- Leave out max of one small appliance (i.e. coffee maker)
- Clear outside of refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet
- Remove dishes & sponges from sink, place in dishwasher

Den/Living/Family Room - This is a place of comfort, clear of clutter

- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Clean interior of fireplace and re-paint if needed
- Fluff and arrange furniture pillows
- Remove any kid toys, cables, electronic devices (i.e. tablets)

Bedrooms - Where the family & guests can relax

Master - Show how great of a night's rest will be had in this room

- Make bed, including decorative pillows/shams if available
- Press bed linens and bed skirts
- Clear nightstands of all personal items
- Store away phone/tablet/laptop charging cables
- Remove all clutter from top of dressers
- Remove family photos from walls
- Store clothing out of view
- Clean under bed, removing items that may show in the photos

Kids/Guest Rooms - Extra rooms/space are important selling features

- Remove personalized names from walls
- Remove wall stickers/posters
- Remove diaper pails
- Store clothing out of view
- Clean under bed, removing items that may show in the photos

Bathrooms - Portray a spa-like experience

- Clear countertops completely. NO soap, toothbrushes, medications, deodorant, etc.
- Put toilet seats down
- Close closet doors
- Remove shampoo, soap, loofahs, etc., from showers & tubs
- Remove dirty towels - leave out only new, unused towels
- Remove floor mats
- Remove dirty clothes

Pets - While Fido might be important to your family, please minimize his/her presence

- Place food & water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Use lint roller on furniture to remove pet hair
- Contain pets in hidden crate or outside
- Clear back yard of pet waste/toys

Overwhelmed or just looking for expert advice?

Staging can often help to provide top dollar and a quicker sale turnaround. You can find a professional stager in your area through [RESA](#).

You may also contact Salynta Elliott via email by [clicking here](#). I have worked with her directly on many homes and she always has great tips for making the home look its best.



Meghan Lopez - Photographer & Owner

Phone: (281) 670-7066

Cell: (619) 337-5313

Email: info@lfiphotography.com

Website: www.lfiphotography.com