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## Before the Photographer Arrives:

### **Outside:**

- Front yard is neat, grass mowed, and any leaves swept away
- Toys, bicycles, hoses, sprinklers, and trash cans put away and any vehicles removed from the driveway
- Be sure to remove any holiday lighting and decorations

### **Kitchen:**

- Clear counters/island to emphasize counter space
- Remove as many small appliances as possible: toaster, microwave, coffee pot, knife block, can opener, hand mixers, etc.
- Clear the refrigerator of any schedules, meal menus, or magnets
- Hide kitchen garbage can
- Empty the sink, put away soaps, dishes, and sponges

### **Bathroom:**

- Any shower or bath soaps/shampoos/bottles/loofahs should be hidden under the sink, at least for the photo shoot
- Clear counters of electric toothbrushes, pill bottles, soaps, etc.
- Toilet lid should be down

### **All Rooms:**

- Ensure all light bulbs are functional; replace if necessary
- Items not included in the sale of the property should be hidden from view. This includes money, jewelry, valuables, etc.

- ☑ Open all window blinds and curtains to let in light and display views, unless we have advised otherwise
- ☑ Turn on all lights, including lamps
- ☑ Clear the floor of as many items as possible (mats, rugs, dog beds, tv tables, etc.)
- ☑ Ensure all beds are made, clothing is put away, and shoes are hidden in a closet
- ☑ Hide any garbage receptacles
- ☑ Open all doors to promote an open feeling
- ☑ Hide any and all pet food bowls, beds, and toys, and ensure pets remain out of view
- ☑ Notify us of any personal photos or artwork before the photo shoot; these can be edited/smudged
- ☑ We/the photographer cannot assume liability for moving furniture; the property will be photographed as-is. Be sure to ask us which things, if moved, would improve the outcome of the photos
- ☑ Organize or hide any visible cords
- ☑ If you're utilizing shoe covers for showings, ensure they are out of sight for the photo shoot



**Brad Clarkson**

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