



PREPARING YOUR HOME FOR PHOTOGRAPHY



Professional photos are often a buyer's first impression of your home. The goal is to make each room feel clean, open, bright and easy for a buyer to imagine as their own.

DECLUTTER, DECLUTTER, DECLUTTER.

If you are unsure whether something should stay, put it away. Fewer items make rooms look larger, cleaner, and less distracting in photos. Counters, tabletops and floors should show more open space than everyday stuff.

EXTERIOR

- Remove vehicles from the driveway when possible
- Put away garbage and recycling bins
- Sweep walkways, porch and front steps
- Put away toys, bicycles and garden tools
- Coil or store visible hoses
- Arrange patio and deck furniture neatly
- Open clean patio umbrellas and straighten cushions
- Remove seasonal clutter, extra decor and anything distracting

KITCHEN

- Remove magnets, papers and photos from the refrigerator
- Declutter counters - less is better
- Put away small appliances you do not use every day
- Hide dish towels, soap, sponges and cleaning supplies
- Clear the sink and put away all dishes
- Organize open shelves and remove excess decor
- Hide cords, chargers and countertop paperwork

BEDROOMS

- Make all beds neatly and smooth the bedding
- Remove personal photos and highly personal items
- Put away clothing, shoes, laundry and hampers if possible
- Clear nightstands and dresser tops
- Remove extra furniture or floor clutter when possible
- Clean under the bed if it is visible
- Keep decor simple and arrange pillows neatly

MAIN LIVING AREAS

- Remove visible clutter and personal items
- Reduce decorative items - open space photographs better
- Open shades and blinds for natural light
- Replace burned-out light bulbs and turn on all lights
- Turn off televisions and computer screens
- Put away children's toys, pet beds, bowls and supplies
- Empty visible wastebaskets
- Hide remotes, cords, chargers and stacks of mail
- Vacuum carpets, sweep floors and straighten furniture

DINING ROOM

- Straighten and push in dining chairs
- Clear unnecessary items from the table and nearby surfaces
- Remove paperwork, bags, keys and everyday drop-zone clutter
- Add one simple centerpiece if desired
- Keep decor minimal so the room feels spacious

BATHROOMS

- Clear counters of toiletries and personal items
- Remove items from tubs and showers
- Put away toothbrushes, medications and grooming products
- Hang clean, fresh towels
- Clean mirrors, sinks, fixtures and glass
- Close toilet lids and empty wastebaskets
- Remove bath mats if they make the room feel smaller

FINAL PHOTO-DAY CHECK

One last rule: if it looks like clutter, put it away.

Open blinds, turn on lights, do one last room-by-room clutter sweep, secure pets, hide everyday items, and make sure every room is clean and ready before the photographer arrives.