

**PLEASE COMPLETE BEFORE ARRIVAL OF PHOTOGRAPHER****General Tips for all over:**

- De-clutter, less is more in pictures.
- Vacuum, mop, clean countertops, windows and mirrors.
- Turn off all ceiling fans, TV's, and Computer Screens.
- Replace all bulbs that are burned out.
- Open blinds and window treatments to showcase the view and let in light.
- Remove personal items and pictures.
- Hide anything animal related, litter boxes, dog toys, food bowls, etc.
- If you have nice flooring, remove floor rugs.
- Put away all knick knacks. Show off your countertops, fireplace, floors, windows, views, walls, and most importantly your space.
- Remove all guns, bats, or items used as weapons from the room.
- Turn on all overhead lights (ceiling cans, chandeliers, pendants). Do not worry about table lamps. they will be turned on as needed (and seldom will be)

**Exterior**

- Front Door is very important, make sure it is clean.
- Remove the cars from the driveway and the front of the home.
- Clean up the yard by trimming shrubs, mowing, and planting colorful plants
- Remove all empty planters or dead plants.
- Sweep porch, clean concrete and driveways.
- Hide all outdoor toys.
- Clean shutters and windows.
- Remove cob webs.
- Put water hoses out of view.
- Remove Trash Cans from view.

**Backyard**

- Clean your porch, pressure wash dirty/moldy areas
- If you have outdoor furniture clean it, remove cobwebs, dirt, and make it look fresh and clean.
- Hide toys
- Add container plants with bright flowers to add color.
- Open all umbrellas.
- Clean up pet waste and pet toys.

**Pool Area**

- CLEAN THE POOL
- Hide all pool cleaning tools.
- Turn on lights, fountains or any water features.
- Remove water hoses from pool.
- Arrange outdoor furniture around the pool so the pool area looks appealing.

**Kitchen**

- Clear countertops. You do not want to cover an important selling feature. In pictures everything shows up on the counters.
- Few appliances, such as a Keurig, and make sure it is clean.
- Remove refrigerator magnets, papers and personal pictures.
- Put away pot holders, paper towels and remove all hanging towels.
- Hide garbage can and remove any dishes from the sink.

**Eat in Kitchen and Dining Room**

- Straighten all chairs
- Remove any child seats, booster chairs and high chairs.
- Clean light fixtures over tables and make sure all bulbs are working and the same type of bulb.

**Family Room**

- Remove magazines, kid's toys, and baby gear.
- Clean furniture and lamp shades. Fluff up pillows.
- Clean all window treatments.
- Only one decorative throw on furniture.
- Use Lint roller or vacuum any animal hair off furniture.

**Bedrooms**

- Make Beds. Hide all cords.
- Remove all personal items from nightstands and dressers.
- Clean under bed, remove any items that you can see, they will show in the pictures.
- Remove diaper genies and trash cans.
- Hide robes, clothes, belts and shoes.

**Bathrooms**

- Clear off countertops completely.
- Remove hand soap, medication, deodorant, toothbrushes and toothbrush holders.
- Put away all bathroom appliances.
- Remove all wash cloths, shampoo, soap, sponges and razors from the shower and tub area.
- Remove floor rugs to show off flooring.
- Put the toilet lids down.
- Remove any dirty laundry, laundry baskets and dirty bath towels, etc.

**Turn OFF all ceiling fans.  
Turn ON all overhead lighting.**