



Preparing a home for Real Estate Photos

First, the photo process.

1. One of our pro photographers will arrive at the home, on-time for the scheduled appointment.
2. Depending on the weather the photographer will start on the exterior photos of the home.
3. Moving into the interior next, starting in the area the home owner prefers.
4. All lights on and ceiling fans off. Open blinds and shades.
5. After all areas of the home are completed the photographer will send the images to our pro editors with detailed notes about the photos of the home. (Columbus Corporate Office)
6. The next business day or within 24 hours we will send you the gallery containing the high resolution photos. Aerial photos and the 360 tour will be delivered at this time if ordered.
7. Review gallery. Download photos and copy the 360 tour link.

Recommended steps before photographer arrives

General Prep:

- Clutter, this is the primary thing we need to pay attention to. Remove excess furnishings and knick-knacks from each room. Large amounts of furniture and decorations do not photograph well and can be distracting from the homes features.
- Remove throw rugs in entry ways, kitchens, and bathrooms to showcase the floor.
- Wash windows, vacuum and mop floors.
- Replace all burned out bulbs. Match bulb white balance with each other keeping the type of bulbs in the room the same. LED is always recommended.

Home Exterior:

- Remove all cars, boats, RV's and motorcycles from driveway.
- Do not park directly in front of home.
- Move garbage and recycling cans out of sight.
- Remove garden tools, hoses and clutter.
- Pick up any dog or pet waste.
- Mow the grass, rake up leaves and debris, pull weeds and remove any dead vegetation.
- Planting fresh flowers is always recommended.
- Sweep driveways, sidewalks and patios.

Living and family Room:

- Remove magazines, books, remote controls and conceal any TV wires.
- Remove clutter, personal photos, kids toys, papers.
- Wash any glass surfaces, table tops and cabinet doors.
- Straighten, fluff pillows and throws.

Kitchen:

- Remove small appliances, knife blocks, paper towels and kitchen gadgets.
- Hide photos, notes, papers. Remove all refrigerator magnets.
- Clean all major appliances, refrigerator, oven, stove top, range hood and dishwasher.
- Wipe down all countertops.
- Don't leave any dirty dishes, sponges or towels around/in the sink.
- Move unwanted trash cans out of site.

Dining Room:

- Dust furniture and vacuum floors.
- Setting table with nice dinnerware, napkins and center piece can provide a homey feel.
- Straighten and tidy items in china cabinet.

Bedrooms:

- Make beds neatly, straighten the bedspread and pillows.
- Dust and vacuum. Pick up and put away any clothes.
- Remove items from bedside tables, books, magazines, pictures and clocks radios.
- In kids rooms put excess toys out of sight.

Bathrooms:

- Clear off counter tops, toiletries, tissues, hair products.
- Make sure towels are folded neatly and clean.
- Close lid on toilets.
- Mirrors and shower doors should be cleaned.
- Hide away toilet plunger and brushes.

Swimming Pools and Spas:

- Clean dirt on the bottom and skim debris floating of the top.
- Remove cover, pool sweep, floating chlorine dispenser and pool toys.
- Straighten lounge chairs, put away cleaning tools and set up patio umbrellas.
- Turn on pool lights, waterfalls, and spa bubbles. Confirm these items work a few days before the photo shoot appointment in case they are in need of repairs.
- Colorful pool towels and staging is recommended. Lemonade or wine can add a nice touch to the audience's imagination.