



SOUTHBAYPICS

BY DANA THOMPSON

PICTURE DAY PREP LIST

PICTURE DAY _____ TIME: _____

basic staging & tips from your photographer

The most well staged and prepared homes have floral arrangements and/or faux/fresh fruit in a decorative bowl for a clean pop of color.

Less is more. Buyers are shopping for space. Accent and coffee tables should have 1-3 neatly placed items or decor. Knick-knacks and small items don't help sell the home.

A wide-angle photograph has many things in it.... windows, furniture, countertops, flooring, lighting, a view of what is outside, etc.... If it's not part of the home, it's better to show off the space vs. the decor to not distract the viewer from the subject - the home!!

When in doubt, remember that your real estate agent is a fantastic resource and can give you personalized guidance having already been inside of your home.

If you're struggling with where to put things when trying to stow & stash for photos, showings and/or open house think in the mindset of your upcoming move... there are many items in our kitchens and bathrooms that are not used often. By packing these items in advance, you're able free up plenty of space to stash the daily use items that usually sit on countertops and dressers. If you free up cabinet space, you can declutter for a showing within minutes.

30 minutes before your appointment

Turn recessed ceiling lights ON. Table and floor lamps OFF. All fans off. Blinds should be opened evenly throughout each room. Sheers or drapes should open all the way, or be removed for best photographs. No cars or dumpsters should be placed in front of exterior of home, including driveway. Hide or stow all garbage cans and wastebaskets. Pick up small rugs from bathrooms and kitchen.

**Please secure your pets. (Pets can be very intimidated by photography gear. We are pet friendly, but trust us, sometimes your pet doesn't love our gear and reacts differently than expected, and we don't want to encounter an intimidated pet or run-aways when we are photographing open doors.)

all over declutter & clean

Hide or box up all personal portraits and memorabilia (wedding photos, diplomas, trophies, medals, etc.). Depersonalizing the decor helps the buyers envision their own belongings in the home.

Pet "stuff" should be hidden for all photos including cat trees, pet crates, dog beds, food bowls, and leashes. This is a great day to drop off your pet at the groomers!

CLEAN WINDOWS and MIRRORS - Spotted or smudged glass cannot be fixed in photoshop.

Open all sheers and drapes. Blinds and shutters should be opened to be directly horizontal.

Remove keys and things hanging from key racks, wastebaskets, floor mats and all robes and clothing hanging on the backs of doors. We need to be able to open doors all the way for the best wide angles.

Pick up all small area rugs, floor mats and door mats - front door welcome mat OK if clean and inviting.

Fluff pillows and couch cushions. (*Pro tip, if you can brush upholstery sofas and chairs so the nap lays down, this can really upgrade a room.)

Hide TV remotes, video game components, DVDs, electrical cords. Unplug electronics not in use and stow away cords. (*Pro tip: If these items can be temporarily boxed up, the home can look more like a model/staged home.)



SOUTHBAYPICS

BY DANA THOMPSON

PICTURE DAY PREP LIST

PICTURE DAY _____ TIME: _____

bathrooms	<p>Shower glass and mirrors should be free of spots and streaks. Shampoos, razors, sponges, scrubbers and squeegees should be removed. Showers and bathtubs should be free of all toiletries.</p> <p>Toilet lids closed. Wastebaskets, tissue boxes, toilet brushes and plungers should be hidden or stowed.</p> <p>Over-the-door hooks on back of door should be removed. No robes, clothing or towels on these.</p> <p>Door should open all the way for best angled photos.</p> <p>Use fresh or new hand towels. A small single bud vase can help a pop of color.</p> <p>Countertops should be free of cosmetics, soaps, perfumes and clutter - again, small space - show us the real estate!</p>
kitchen	<p>Put away dishes. Items left in sink can be seen in photos as we photograph above the countertop line. *Pro tip - Run and empty dishwasher the night before shoot to have a place to hide kitchen brushes, drying racks, etc. on the day of the shoot.</p> <p>HIDE all small appliances like the toaster, coffee maker, Ninja, blender, toaster oven, countertop microwaves, kitchen trash bin, etc.</p> <p>Countertop space is key in selling a kitchen, countertops should be cleared. Ideally, one nice decorative bowl with fresh or faux fruit is OK.</p>
home office	<p>Desk should be free of clutter and paperwork. Put pen cups, calculators and general office stuff away. HUGE plus if you can remove the monitor/mouse/power/etc cords for the photo shoot. Hide wastebaskets and temporarily put chair mat in garage or other space. A stationary dining chair photographs better than a wheeled office chair.</p>
kids rooms	<p>Remove kids' names spelled on walls, diaper pails, toy box, stuffed animals, anything plastic and bulky. Trophies, medals, etc. Remove most decor/posters/personalization from walls. Less is more here as these tend to be the smaller rooms of the home with the most "stuff".</p>
laundry area	<p>If possible, prepare the area by stacking a couple of fresh towels and stowing the laundry soaps, cleaners, brooms, vacuums - this is an often overlooked area to prep for pictures, but pays off! Front loading washers and dryers with laundry left inside WILL SHOW... empty those!</p>
outdoors	<p>If photo day is also trash day, try and place bins on opposite side of street out of the view of large windows or at your neighbor's home. Having bins directly in front of your own home prevents us from getting great exterior shots from the street. If it's not trash day, storing bins behind a fence or gate or even in garage temporarily will help get great exterior photos.</p> <p>Coil hoses, hide outdoor toys, hide or neatly gather outdoor tools like rakes or shovels.</p>

Notes



SOUTHBAYPICS
BY DANA THOMPSON

PICTURE DAY PREP LIST

PICTURE DAY _____ TIME: _____

Realtor Notes