

# Real Estate Location Preparation for Professional Photography

## Front Exterior

Close garage doors and clear driveways  
Remove cars from driveway and front of home  
Clean up landscaping (mow, trim shrubs, clear leaves)  
Verify outdoor lighting works (Change dead bulbs)  
Use broom to remove cobwebs from eaves and door frames  
Remove visible water hoses and empty planters  
Remove toys, sports balls, basketball goals, soccer goals, etc.

## Rear Exterior

Clean porch, tidy up outdoor tables/chairs/cushions  
Store lawn mowers and yard maintenance tools  
Clear out kid's toys, balls, frisbees, etc.  
Clean pool and Remove pool vacuum/cleaner hose  
Hide pool cleaning supplies, water hoses and trash cans  
Turn on pool lights/fountains/water features  
Pillows/cushions should be fresh, not faded

## Kitchen

Clear countertops completely  
Leave out max of one small appliance (ex. coffee maker)  
Clear outside of refrigerator of magnets, papers, photos, etc.  
Hide garbage cans in pantry or closet  
Remove dishes from sink, place in dishwasher

## Dining

Clear table, dust and polish the table top  
Use decorative place setting if available  
Feature one center piece such as a bouquet of flowers  
Straighten all chairs and space them evenly  
Remove child seats/booster chairs

## Living/Family Room

Remove stacks of magazines, papers, mail, etc.  
De-clutter fireplace mantel (Less than 5 items)  
Clean interior of fireplace and place fresh wood  
Fluff and arrange furniture pillows  
Remove kid's toys and recharging cables

## Bedrooms

Make bed, including decorative pillows & shams  
Straighten bed linens and bed skirts  
Clear nightstands of under bed of all personal items  
Store away phone/tablet charging cables  
Remove all clutter from top of dressers

## Bathrooms

Hide soap, toothbrushes, medications, etc from countertops  
Put toilet seats down and remove toilet paper rolls  
Close closet doors and Remove floor mats  
Remove shampoo, soap, loofahs, etc. from showers and tubs  
Remove dirty towels - leave out only new, unused towels

## Pets

Move pets to remote secure area during photography  
Place food and water bowls in pantry or closet  
Place pet beds/toys in pantry or closet  
Use lint roller on furniture to remove pet hair  
Clear back yard of pet waste/toys

## Barns and Sheds

Open large barn doors to let in light  
Clear trash, feed bags, and tidy up tool benches  
Turn on all lights and replace bad bulbs  
Clear center aisle for through view shots  
Clean stalls and arrange tack room

## Gamerooms and Mancaves

Turn all ALL lights and even neon beer signs on walls  
Arrange pool table and other games to ready  
Remove any strongly offensive materials from walls  
Visibly stock bars and beer coolers  
Display pull down screens and large wall Monitors

## Pastures and Acreage

Burn and clear brush piles  
Leave round/square bales to be photographed  
Clear paths and trails  
Remove environmental risky dumps  
Have gates in good shape with easy access

## Lakes, Ponds and Creeks

Provide ease of access (Clear a Path)  
Verify no dead fish or other wildlife  
Clear any floating debris and fix up docks  
Have fountains working and easily turned on by Realtor  
Have exact locations of waterfalls and other hotspots

## Immediately Before Photographer's Arrival

Request sellers 'go on errands' so to not accidentally be in camera frame during photography.  
Turn ON ALL interior lights, exterior lights and lamps - even lights in furniture cabinets.  
Turn OFF all ceiling fans, TVs, Computers and Monitors  
Slightly open all blinds, shades, and curtains at 45deg angle  
For Pools: Remove the cover, sweep, floating dispenser and pool toys. Turn on pool light(s), waterfalls and spa bubble  
Clear all cars and vehicles from the driveway and the street in front of the home and other structures of interest.  
Please secure all pets in a safe remote location, away from all rooms being photographed.



DEANS IMAGING  
Aerial - Ground - 3D

## Deans Imaging \* Aerial - Ground - 3D

Aerial Video - Ground HDR Stills - 3D MatterPort  
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