

# 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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