



### **Home Photo Preparation List:**

**To keep the quality of our brand and high standards, everything must be done by the day of photo session. Do NOT mow your lawn the same day, as it stirs up bugs and haze. Do NOT spray off anything on the day our photographer will be out. Photographers will not pick up anything due to legal reasons, even if it is suggested by the Realtor or home owner. We do offer a prep service through another division of our company, Prepare The Scene. We also have a lawn crew, Legal Lawn Care, to take care of any exterior needs you may have. Realtors and clients using DeToto Photo will receive discounts on these services.**

**If anything on the prep list is not completed upon arrival, the photographer will leave. There is a rescheduling fee of 25% of total bill and a minimum of \$100 to reschedule the same house. This does NOT apply as credit or go towards a different house. After one week there is no refund or chance of getting rescheduled. Payment will be billed in full amount again after the one week period.**

**For a clean MLS listing, happy client photo session, and a higher chance for a faster sell of your property, please be sure to follow the list below completely. If you have any questions regarding home preparation, feel free to contact us.**



## **Interior:**

**Photos of most bedrooms are done from the doorway towards the windows into the opposite corner. Please hide any items you don't want featured accordingly.**

**Garages are NOT photographed unless it has a workshop, lift, or any special feature. MUST BE CLEAN AND ORGANIZED.**

- **Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)**
- **Remove all clutter from the home**
- **Shampoo floor areas that are stained**
- **Turn all overhead lights and lamps OFF (The photographer will come in to inspect prior to the session and will turn them on)**
- **Replace any and all burned and fading light bulbs with fresh bulbs**
- **Use bulbs of the same temperature color AND wattage (ALL incandescent Soft White or ALL compact fluorescent Soft White Recommended 80watt)**
- **Turn all ceiling fans OFF**
- **Turn all TVs OFF**
- **Turn all computer screens OFF**
- **Open blinds/window treatments to let in outside light  $\frac{3}{4}$  of the way**
- **If blinds are damaged, be sure to replace with new matching blinds**
- **Remove personal photographs or replace with general landscape photographs**
- **Remove tabletop radios, pens, pencils, cups, etc. into a drawer and/or closet**
- **Make all beds**
- **Remove small floor rugs to reveal actual flooring**
- **Place all shoes/jackets and other wearable items in closets**
  
- **Remove all Remotes**
- **Remove everything from showers if open view, close shower curtains of tubs. The tub works as a great place to hide things!**
- **Remove everything from bathroom sinks**
- **Hide toilet products such as cleaning brush and plunger, remove trash can.**
- **Remove any gun cases whether they are empty or full. If you cannot move weapon cases, please throw a sheet over it that covers it completely**
- **Remove everything relating to pets**

## **Kitchen:**

- **Clear countertops. Feel free to leave FULL knife blocks, small special decorations, blender, and toaster if clean.**
- **Clear refrigerator of magnets, papers, photos, etc.**
- **Hide garbage cans in garage**
- **Remove kitchenware from the sink and place in the dishwasher or cabinets**
- **Replace any bulbs in the kitchen, including the vent area above the stove, above cabinets, under microwave, etc.**

### Exterior:

- Close garage doors
- Remove vehicles from the driveway and in front of home. This is typically the first photo on an MLS listing.
- Clean up landscapes (mow, trim shrubs, edging, clear leaves, etc.)
- Remove empty planters
- Sweep debris from driveway/sidewalk
- Use broom to remove cobwebs from eaves and door frames
- Remove visible water hoses
- Remove toys, sports balls, basketball goals, soccer goals, etc.
- Get the lawn mowed and edged, the weeds pulled, leaves picked up, fresh mulch, bushes/trees trimmed.

### Backyard:

- Clean porch, clean and tidy outdoor tables/chairs/cushions
- Clear out kid's toys, balls, frisbees, bicycles, etc. and place into garage.
- Clean pool area
- Remove pool vacuum/cleaner/water hoses
- Place pool cleaning supplies into garage
- Turn on pool fountains/water features
- Place trash/recycling bins into garage

### General:

- On photographer arrival, please remove all animals from exterior and away from windows.  
Prepare to put ALL animals in one room out of the way.
- Do not lean any items on the walls or on the outside of the home itself.
- Any holes in the walls please be sure to correct prior to the photo session.  
Photo editors will not remove, cover, hide or clone areas that are damaged as that is a deceptive practice.

