

We don't mind if people or pets are home but it is recommended that people and dogs are not at the home while it's being photographed. We work as a pair and typically photograph the outside and inside simultaneously. This can be a great time to prepare your routine for upcoming showings.

If the home is tenant occupied we require that either the Realtor or the property owner be present. We will not enter the home without one of these two accompanying us.

Place outside trash cans and recycling bins inside the garage. Have the garage doors closed before we arrive and driveway cleared of any items you wouldn't want in the photos.

Park any cars in a garage or far enough away from the home that we can get a clear shot of the home avoiding any vehicles.

De-clutter kitchen counter-tops. Some small appliances are okay to leave. Hide things like paper towel rolls, cooking utensils, sponges and towels, branded soap bottles and drying racks.

Turn on any under-cabinet lighting and your microwave surface light.

Hide any tissues boxes, branded soap bottles, dish cloths, refrigerator magnets.

Remove everything from all bathroom counter-tops and from inside bathtubs and showers. If you don't want the inside of a tub or shower photographed it's okay to hide it with a curtain or door.

Turn every light on that you can, lamps included. Have all ceiling fans turned off. If some bulbs are not working on a fixture, it may be best to just leave that fixture off.

If possible, have all curtains pulled back. Blinds should be pulled either half way up or all of the way up. If half-way up then rotate the slats to let light through.

Hide any pet beds, kennels, food and water dishes and clean any dog waste from the yard.

It's always very beneficial to photograph the laundry area. Do as much as you can to make this area look appealing.

Workspaces at home can be difficult to de-clutter if they're being actively used. As long as it looks organized there's no need to remove everything from your workspace.

If there's a swimming pool, pull any items from the water long before the photographer arrives or there will be wet spots on the deck.

For decks and patios, have cushions out on the furniture if available. Umbrellas can be opened up if they look nice.