

## PHOTOGRAPHY SESSION PREPARATION CHECKLIST

1. NO CARS IN DRIVEWAY OR IN FRONT OF RESIDENCE PRIOR TO PHOTOGRAPHER ARRIVAL.
2. PLEASE REMOVE FOR SALE SIGN FROM YARD (IF APPLICABLE).
3. REMOVE ALL ITEMS FROM COUNTERTOPS. (KITCHEN/BATHROOMS/ETC)
4. CLEAR STOVETOP. (NO POTS/PANS/HOT PADS)
5. CLEAR KITCHEN SINK. (NO DISHES/SPONGES/SCRUBBIES/ETC)
6. REMOVE ALL ITEMS ON REFRIDGERATOR. (PICTURES/MAGNETS/ETC)
7. REMOVE ALL DATED MATERIAL FROM VIEW (MAGAZINES/NEWSPAPERS/ETC)
8. CLOSE ALL TOILET SEATS & LIDS.
9. HIDE FAMILY PICTURES ON MANTLES, END TABLES, & SHELVES.
10. REMOVE ROBES, CLOTHES & BATH TOWELS FROM BATHROOMS. (COLOR COORDINATED HAND TOWELS & WASH CLOTHS ARE OK)
11. REMOVE ALL BATH PRODUCTS FROM TUB/SHOWER. (SOAP/SHAMPOO/LOOFAH/RAZOR/ETC)
12. REMOVE CLOTHES AND THINGS HANGING ON FRONT AND BACK OF DOORS.
13. CLEAR BEDSIDE TABLES. (NO BOOKS/JEWELRY/COSMETICS/ETC)
14. HIDE REMOTE CONTROLS.
15. IF YOUR TV IS IN A CLOSEABLE CABINET, CLOSE IT.
16. PLEASE TURN **ALL LIGHTS ON** PRIOR TO PHOTOGRAPHER ARRIVAL.
17. PLEASE TURN **ALL FANS OFF** PRIOR TO PHOTOGRAPHER ARRIVAL.
18. UNCOVER ALL PATIO FUNRITURE INCLUDING GRILL (WEATHER PERMITTING).
19. REMOVE ALL SEASONAL MATERIAL. (CHRISTMAS/HALLOWEEN/ETC)
20. PET BEDS, TOYS, FOOD BOWLS, LITTER BOXES, ETC. HIDDEN OUT OF SIGHT
21. CHECK FOR ANY BLOWN-OUT LIGHT BLUBS AND REPLACE
22. GARBAGE CANS SHOULD BE OUT OF SITE

### OPTIONAL

1. SET KITCHEN/DINING ROOM TABLE. (PLACE MATS/SILVERWARE/GLASSES)
2. SET OUTSIDE TABLE
3. ADD FRESH FLOWERS AS CENTER PIECES IN VARIOUS ROOMS.
4. ARRANGE YOUR FURNITURE IN A WAY TO MINIMIZE CLUTTER & MAXIMIZE SPACE.

AS A RULE THE PHOTOGRAPHER WILL NOT SHOOT THE CLOSETS/LAUNDRY ROOM OR UNFINISHED BASEMENTS. THESE ARE GREAT PLACES TO TEMPORARILY HIDE CLUTTER. THE MAJOR FOCUS OF THE VIRTUAL TOUR PANORAMICS ARE TYPICALLY THE KITCHEN, MASTER BEDROOM & BATH, FAMILY ROOM, DINING ROOM, AND FINISHED BASEMENT

THE AVERAGE BUYER VIEWS THE VIRTUAL TOUR TO GAIN AN UNDERSTANDING OF THE AMENITIES, LAYOUT, DIMENSIONS, CONDITION AND LOCATION. THE GOAL OF THE PHOTOS AND VIRTUAL TOUR IS TO MAXIMIZE ATTRIBUTES AND MINIMIZE ITS FAULTS, WHILE ALLOWING THE BUYERS TO VISUALIZE THEMSELVE'S LIVING IN YOUR HOME.