



I aim to capture stunning photographs of your home that will impress potential buyers and generate offers. In order to guarantee a seamless and secure photo shoot, I have created a list of preparations that you should complete before your scheduled session.

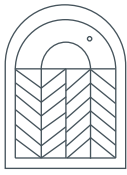
General Prep

Please ensure that your home is prepared for the photoshoot before my arrival. This includes cleaning and staging, preferably completed the day prior to the shoot. While I may make minor adjustments to improve photo composition, larger items should be in their designated locations before I arrive, and staging accessories should be properly placed as

Pets must be secured: While I appreciate and adore pets, they cannot be present during your photoshoot. To ensure the safety of both myself and my equipment, dogs must either be off the property or properly secured. MLS regulations also prohibit the inclusion of people and pets in photographs. While cats are generally less problematic than dogs (often hiding instead of interfering), they should also be secured. Additionally, it is advisable to conceal pet food and water bowls.

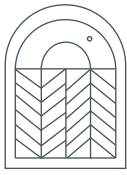
Plan to remain unseen: During the photoshoot, all occupants should either leave the property or stay in areas that are not visible to the camera. Occupants can create shadows and reflections in the pictures, and since rooms overlap in the photographs, there is a possibility of damage to the equipment that will be set up throughout the property.

Utilize garage for storage: Since garages are not typically included in the photoshoot, they can serve as an ideal location to store any items you wish to conceal.



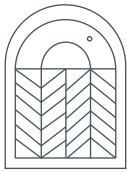
Outside Prep

- Ensure driveway is clear: Remove any cars parked in the driveway, and if possible, vehicles parked on the street in front of the property to provide an unobstructed view of your home.
- Avoid wetting driveways: The use of water to wet driveways can result in uneven and patchy spots, and puddles that can affect the quality of your photographs. Instead, any wet look can be added during editing.
- Conceal trashcans and hoses: Keep trashcans out of sight by placing them in the garage or on the side of the property. Hide hoses at least a day before the shoot to avoid leaving water puddles on pavement when moving them.
- Tidy up yard: Mow and trim the yard at least 24 hours before the photoshoot to maintain its pristine appearance.
- Deactivate sprinklers: Prevent water puddles from forming on pavement by not using the sprinklers on the day of the shoot.
- Clean up after pets: Ensure that all pet droppings are removed from the yard before the shoot.
- Prepare pool, spa, and water features: If you have a pool, spa, or water features such as fountains and waterfalls, clean them beforehand and provide instructions to the realtor on how to turn them on.
- Remove for-sale sign: MLS policies prohibit the display of for-sale signs in property photos, so remove it from the yard or install it after the shoot.
- Clean outdoor furniture: Dust off and remove cobwebs from outdoor furniture, but avoid using water to hose them down on the day of the shoot to prevent puddles.



Inside Prep

- Kitchen:** Keep counters clutter-free and store away dishes, sponges, and rags. Remove magnets and pictures from the refrigerator, and throw rugs from the floor.
- Bathrooms:** Hide personal items like toothbrushes, razors, and toothpaste. Decorative items such as candles and flowers are preferred. Remove throw rugs from the floor.
- Bedrooms:** Ensure beds are made and items are put away.
- Trashcans:** Hide all trashcans in closets or the garage.
- Portable Fans:** Hide all portable fans in closets or the garage.
- Cords and remotes:** Hide TV remotes, game consoles, and noticeable cords.
- Entryways:** Remove shoes, umbrellas, and other items from entryways.
- Blinds and lights:** Open blinds with views, turn on all interior lights and replace burned-out bulbs 24 hours before the photoshoot. Turn off ceiling fans before the shoot.



Twilight Prep

For a twilight shoot, there are additional preparations to be made before I arrive. Please ensure that all of the following items are ready prior to my arrival, as twilights have a tight schedule to ensure optimal lighting:

- Turn on all interior and exterior lights: Please turn on all lights throughout the property, and replace any burned-out bulbs at least 24 hours before the photoshoot.
- Turn on spas and remove covers: If you have a spa, please remove the cover and turn it on before I arrive. Turn on the lights in the spa as well.
- Turn on pool lights: For those with a pool, please turn on the pool lights before I arrive.
- Turn on water features: If you have any water features such as fountains or waterfalls, please turn them on before I arrive.

Thank you for taking the time to go through this checklist with me. If you have any questions or concerns, please don't hesitate to contact me at any time.