

Photography Preparation Checklist

Our goal with our photographers is to show your home with the highest quality that will “wow” buyers and attract offers.

To ensure your photo shoot goes smoothly and safely, we’ve provided a preparation checklist of tasks you should perform prior to your scheduled shoot.

We recommend printing this checklist for easy reference.

General Preparation



Be shoot-ready: Cleaning and staging must be done prior to photographer arrival, preferably the day before the photo shoot. Photographer may move small items (flowers, small pictures, etc.) to improve photo composition, but larger items need to be in place before photographer arrives, and staging accessories need to be in place as well.



Secure or Remove Pets: We love pets, but we can’t have them around during the photo shoot. Dogs must be secured or off the property to ensure the safety of the photographer and their equipment. MLS rules also prohibit people and pets from being in photos. Cats should be secured as well, although they usually pose fewer problems than dogs. It’s also a good idea to hide pet food and water bowls.



Plan Not to be Seen: All occupants should plan on being either off the property or remain in areas where they cannot be seen during the photo shoot. Rooms overlap in the photos, people can cause shadows and reflections, and there is risk to equipment that will be set up throughout the property.



Use the Garage for Storage: We normally do not shoot garages, so this is a great place to store items that you’d like to hide.



Outdoor Preparation

Clear the Cars: Make sure no cars are in the driveway. If possible, also move cars from the street in front of the home. We want as clear a view as possible of your property.

Hide Trash Cans: Trash cans can be placed on the side of the property or in the garage.

Hide Hoses: Do this the day before the shoot since hoses can drip water onto the pavement when being moved, leaving puddles in your pictures.

Prep the yard: Do at least 24 hours prior to photo shoot. Yard should be mowed and cleared of any toys, tools, etc.

Turn off Sprinklers: Do not water the day of the shoot to prevent puddles on pavement.

Clean up Dog Waste: If you have a dog, make sure all waste is cleared from the yard.

Prep Pool & Spa: If you have a pool / spa, please have them clean with covers removed.

Prep Water Features: If you have fountains, waterfalls, etc., please clean them and provide instructions to the realtor on how to turn them on.

Clean Patio Furniture: Dust and remove cobwebs from all outdoor furniture. Do not hose down furniture the day of your shoot, to avoid puddles.



Indoor Preparation

Declutter Kitchen: A few items on the counters are usually fine, but dishes, sponges, rags, etc. should be put away. It's best to remove all magnets, pictures, etc. from the refrigerator.

Declutter Bathrooms: Toothpaste, toothbrushes, razors, and other "personal" items should be hidden. Decorative unused soaps, candles, flower, etc. are preferred. It's also good to remove all throw rugs from the floor.

Prep bedrooms: All bedrooms should have beds made and items away.

Hide Trash Cans & Portable Fans: Trash cans and portable fans should be hidden in closets/garage.

Hide Cords and Remotes: Sometimes electrical cords can't be hidden, but you will have more appealing pictures if you can hide TV remotes, game consoles and any noticeable cords.

Clear Entryways: Remove all shoes, umbrellas, etc. from entryways.

Open Blinds with Views: Your indoor photos will show outdoor views if there are appealing views, otherwise we will just show light.

Clean Patio Furniture: Dust and remove cobwebs from all outdoor furniture. Do not hose them down the day of your shoot, to avoid puddles.

Turn On Lights: Before photographer arrives, please make sure all interior lights are turned on. If need-be, replace burned out bulbs before shoot.



Twilight Preparation

If you've scheduled a twilight shoot, please ensure the following additional duties are preformed before arrival of the photographer. Please note that Twilights have tight schedules to ensure optimal lighting.

Turn On All Interior & Exterior Lights: All lights throughout the property need to be turned on. Please replace all burned-out bulbs at least 24 hours before the photo shoot.

Turn On Pool Lights: If you have a pool, turn on the pool lights before arrival of the photographer.

Turn on Water Features: If you have fountains, waterfalls or similar water features, please turn them on before arrival of the photographer.

