Your Property Photoshoot Preparations

This preparation guide is to ensure your photo shoot goes smoothly. As your photographer, I intend to shoot your property in the highest quality possible, so we can make the best impression in order to attract buyers.

Initial Preparation

- **Clean & Prepared** - Staging and cleaning needs to be complete prior to my arrival of your photo shoot, preferably the day before. Also, remove any items and furniture that you do not wish to be seen in your photos. You can place these in the garage. Typically, I will not photo shoot a garage unless it's deemed a selling point. In which case, you will need to make other arrangements.
- **Pets & Their Humans** - As much as I love pets, all pets, including toys, food and water bowls need to be secure, off the property or hidden as they should not be seen in your photos. Typically, cats aren't a problem, but it's up to you on how you choose to secure your pets. Also, I love people too, but due to MLS rules, all occupants should plan to be off property or not be seen. Rooms interconnect and people may cast a shadow which can affect your photos. One additional request, please remove all animal waste from the property.

Outside Preparation

- **Remove the for-sale sign** – MLS rules state visible signs are a violation and must be removed from property if possible. More often than not, these signs cannot be easily edited out of the photo. If it cannot be easily removed then we will figure something out
- **Pressure washing** - Please complete this about 24 hours prior to the shoot in order for it to be dry.
- **Turn Off Water Sprinklers** - Please do not water the night before or the day of the shoot. Water on the structure or driveway can affect photos.
- **Prep the Yard** - The yard should be mowed and all debris removed the day before the shoot. Remove toys and, once again, please pick up animal waste. I can't stress this enough.
- **Things to Hide** - Trash cans need to be hidden or placed in the garage. Water hoses and garden tools should be removed and hidden. Cars should not be in the driveway. If possible,

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please park your car in the garage or on the street, not directly in front of the home. Typically, I use a drone and if there's a technical issue I do not want to damage your property.

- **Pool & Spa** - Please have them clean with covers removed and all water features operational including turning the spa on. I can usually figure it out, but directions would be appreciated. Let your realtor know how to operate the equipment.
- **Decking and Patio Furniture** -all covers should be removed and cleaned the day prior to the photo shoot. We do not want to see any debris, cobwebs, or puddles.

Inside Preparation

- **Ceiling Fans & Lights** - Please turn off all ceiling fans. Please turn on all lights and replace any missing bulbs prior to my arrival. Also, please hide portable fans and other similar small appliances in the garage or a closet.
- **Bathroom Clutter** - In your bathrooms, please remove toothpaste, toothbrushes, razors, clippers and any other personal items you have on the counter tops and toilets. It is usually best to remove all throw rugs as well for the photos.
- **Kitchen Clutter** - Please put away dishes, towels, sponges, glassware, and small appliances. Larger appliances are fine. Also clean off the refrigerator and remove all pictures, magnets, etc. Also, remove throw rugs and trashcans.
- **Living Space** - Living rooms look best, when all electrical cords, remote controls, and magazines are hidden etc. Clear all entryways of umbrellas, jackets, shoes, rugs, etc. Open all blinds that have a view. If the view is your neighbor's house, it's best to open blinds only enough to allow natural light to come into the room. All bedrooms should have the beds made and all unnecessary items hidden from view.

Twilight preparation

All exterior lights throughout the entire property should be turned on. This includes pool and spa lights. If bulbs have burned out, please replace 24 hours prior to photo shoot. Turn on spa and all pool water features. Twilight photography can be difficult because there's a very limited window of time to capture photos. Your photo preparation is vital to be completed prior to the shoot. As you may know, living in Florida, the weather can be very uncooperative, therefore, it's possible we will have to reschedule the photo shoot.

Thank you for your time and attention to our photo preparation guidelines.
Your cooperation is much appreciated!

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