

# Preparing Your Home for Professional Listing Photos and Showings



## **Exterior**

- Mow and/or rake the yard, edge sidewalks, cut back bushes, and blow off sidewalks and driveway. Helps the home look fresh and well taken care of. Put away gardening items.
- Store outdoor children's toys (bikes, scooters, 4-wheelers, balls, etc)
- Plant fresh flowers or plants with color (even in the winter)
- Hide garbage cans and recycling bins
- For photos only: Remove cars from driveway and in front of the house. Make sure all doors (including screen, storm, and garage) are closed properly.

## **Living Areas**

- Turn on ALL interior lights (replace any burned out light bulbs), and open all window blinds
- Put away children's toys
- Hide remotes and wires, if possible
- Remove clutter from tables, bookshelves, etc
- Vacuum and/or sweep floors
- Limit the number of personal photos set out
- Remove any offensive art (rule of thumb: if it's nude, could be crude!)
- For photos: hide all pet items (food, bowls, toys, etc). For showings: keep these tidy
- Add fresh flowers in vases around the house, by sinks, or ask Vanessa for faux staging items

## **Kitchen**

- Declutter countertops, tables, front/sides/top of fridge, etc
- For photos: put away small appliances that you normally keep on counters or on top of the fridge, such as toasters, blenders, etc. This helps make the counters look spacious. For showings: it's great if you can store these things, but if you need to leave them out it's ok, but keep it tidy.
- Empty the sink (put dirty dishes in dishwasher, or wash and put dishes away)
- Wipe down counters, sink, and fridge, and sweep floors
- Empty trash and recycle

## **Bedrooms and Bathrooms**

- Remove clutter from night stands, dresser tops, bookshelves, bathroom counters, etc
- For photos: Less is more! Such as a lamp and 1 decorative piece on a nightstand
- Make beds, shut dresser drawers (no clothes hanging out), and put stuff away (such as laundry)
- For walk-in closets, organize it so you can walk into it!
- For photos: remove shampoo bottles, soap, toothbrushes and toothpaste, etc. For showings: make sure they're tidy (set out neatly in shower, or put in drawers)
- Clean toilets and put seats down
- Vacuum and/or sweep floors