

Hello, and thank you for choosing Welton Media for your real estate photography and media needs. Below are a few important tips to help ensure your appointment runs smoothly and the property is as photo-ready as possible. These suggestions also go a long way in minimizing stress for the homeowner, so please keep them in mind as you prepare. Thanks again!

1. Prep tips for your clients are just a click away

Your confirmation email includes a link to a homeowner preparation guide. You can also find it at www.weltonmedia.com/prepare. It's easy to pass along, and I highly recommend your clients give it a look-it sets clear expectations and helps everyone feel more confident on photo day. I also strongly recommend that agents physically check the property (even if the homeowner says "we're ready!") the evening before/morning of/at least an hour prior to the shoot in case there are last minute issues to be addressed.

2. Ask your clients to stash away any items they don't want photographed

If something shouldn't be in a photo, it's best to have it moved before the appointment-ideally to a garage, closet, or basement. (Garages are only photographed upon request.) This helps avoid the chaos of last-minute shuffling, prevents accidents, and ensures nothing important gets skipped because someone's mid-move with a laundry basket.

3. Please avoid scheduling overlapping appointments

To do my job efficiently, I need to move through the entire home without interruptions. Try to avoid overlapping photo time with listing appointments, cleaners, contractors, or social visits. The fewer moving parts, the better the results.

4. Add-on services? Let me know in advance

While I'm often able to add services on the fly, it depends on my schedule. If you know you'll want things like drone shots, floorplans, or detail upgrades, it's best to include them with your initial order. I'm happy to accommodate changes when I can-but late additions may require us to reschedule or adjust timing.

5. Tell me about any special circumstances ahead of time

Working in homes is personal, and every situation is different. If there's anything I should know-no electricity, limited mobility, strong odors, language barriers, hospice care, pets that need to stay in a room-please let me know ahead of time. You can add notes to your booking or contact me directly.

6. Tenant-occupied homes require someone present

If tenants are living in the home, I require the agent or homeowner to be present for the shoot. This helps avoid confusion, respects the tenant's space, and ensures a smooth, professional experience for everyone involved.

7. Not quite ready? It's okay to reschedule

If your client's home isn't photo-ready, it's perfectly okay to reschedule-even at the last minute. Photos are most effective when the home is clean, staged, and calm. Pushing through when things aren't ready only leads to added stress (and photos that don't do the space justice). I'd much rather capture the home when it's looking its best.

Questions? Contact me! (517) 604-1700