

PREPARATION GUIDE

First impressions are everything, and a little prep goes a long way in showing your home at its very best. This guide is here to help make getting ready simple and stress-free. Give it a look, and take care of any tidying or item removal before your appointment so we can capture your home in its best light.

1. Tidy up & stash things before your appointment

If there's anything you'd rather not see forever immortalized in a photo—like clutter, personal stuff, or that laundry pile waiting for its moment—just tuck it away somewhere we won't be shooting (closets, garages, or utility rooms are perfect. Also- the space inside a vehicle is a great temporary storage!). A little prep goes a long way! Short on time? No worries—focus on the big hitters: kitchen, living room, primary bedroom, main bathroom, and front exterior. And if it all feels like too much, your agent probably knows a great stager or organizer who can help dial it in.

2. Pets get a little field trip (or yard time)

I love animals, but trust me—cameras aren't always their biggest fans. For everyone's sanity (and safety), it's best to keep pets secured or take them for a little adventure during the shoot. That way there's no surprise photo-bombing, no stressed-out pups or kitties, and no risk to my gear (or your furry friend). It all keeps things rolling smoothly. This mainly applies to dogs, as cats usually hide, but if you can keep them out of the shot by confining them to a room, it's always helpful!

3. Fewer people = faster, easier, better

Photos are all about helping buyers picture their lives in your space—without people or pets popping into frame. I use some pretty specialized gear and a step-by-step process, so having fewer bodies moving around keeps us on track. Got a lockbox? Awesome! If someone needs to be home, it's easiest if just one person is present. The less traffic, the faster I can work my magic and get you gorgeous results.

✦ General Prep 📁

- Open all curtains and blinds to let in natural light
- Ensure all of your light fixtures have lightbulbs that work
- Declutter all surfaces (tables, counters, desks)
- Put away:
 - Papers, magazines, bills, chargers, remotes
 - Children's and pet toys
 - Any identifying photos or name decor

🍴 Kitchen & Laundry 🍷

- Clear countertops of excess utensils and appliances (toasters, blenders, mixers, drying racks, etc)
- Remove dishes, rags, sponges, and utensils
- Hide:
 - Trash bins and laundry hampers
 - Cleaning products, brooms, and mops

🛏 Bedrooms 🛏

- Make all beds neatly
- Remove:
 - Personal items (medical devices, tissues, medications)
 - Shoes, clothing & clutter from under or around the bed

🕒 Appointment Timing ⌚

Most sessions take 1 hour, but can range from 30 minutes to 2 hours depending on services ordered.

Please be fully prepared before your appointment.

The photographer cannot wait or assist with prep once the shoot begins.

Avoid overlapping your appointment with:

- Cleaners
- Contractors
- Movers
- Other vendors

🚿 Bathrooms 🚿

- Remove:
 - Towels, robes, bathmats
 - Toiletries, toothbrushes, and personal care items
- If you have a nicely tiled shower, we usually want the curtain open. If it's an insert, we usually keep it closed. This can depend on the agent.
- Close the toilet lids
- Clean the mirrors

🌳 Exterior 🚗

- Hide:
 - Garden tools, hoses, lawn care items
 - Trash bins (move to garage or curb)
- Uncover outdoor furniture
- Move vehicles, trailers, or equipment from the driveway