

Professional Photoshoot Staging Guide

To create a clean and inviting look for your prospective home buyers we recommend **REMOVING** the following items for your photoshoot. We typically do not photograph the *inside* of the garage, sheds, smaller closets, or cabinets, so feel free to stow away any loose items in those places.

Outdoors (Front/Back/Side of House)

- Kid & Pet Toys
- Bicycles
- Hoses
- Yard tools
- Dead potted plants
- Cars from driveway
- Trash cans
- Pool cover & pool toys (if applicable)

Kitchen

- Paper towel holders
- Napkin holders
- Drain rack
- Soap dispensers
- Trash cans
- Pet bowls
- Dish towels (even decorative)
- Cleaning supplies
- Small appliances

Living Spaces (Living Room/ Den / Family Room / Game Room / Media Room)

- Newspapers and magazines
- CD's, movies, video games, consoles, remotes, etc...
- Pet beds/crates/toys
- All personal photos from walls, tables, and shelves

Bathrooms

- All personal items/toiletries from shower, bathtub, countertops (toothbrushes, hairbrushes, soaps, shampoo, etc....)
- Kleenex boxes
- Bath mats
- Scales
- Trash cans
- Remove health aid devices (shower chair)

Bedrooms

- Clear end tables and dressers of any clutter
- Remove any health aid devices (cpap, humidifier, etc...)
- Stow any toys, clothes, shoes, and laundry baskets in closets
- All personal photos from walls, tables, and shelves

Staging ideas to create a warm and inviting space:

Outdoors

- Add curb appeal with plants/flowers
- Patio table - add a decorative centerpiece (flowers, sculpture, tea/lemonade set with pitcher and glasses)
- Open umbrella if it does not obstruct view of house

Indoors

- Open all curtains, raise mini blinds, or open all blinds straight across. Be consistent throughout the home.
- Turn on all lights including lamps, and turn off all fans. Please make sure all lights have working light bulbs.
- **KITCHEN** - Minimal decorations are best. It is okay to leave coffee maker, toaster, blender, etc... but no more than 3 appliances, or remove them all completely. A colorful bowl of fruit, serving tray with wine bottle and glasses, cookbook stand, and small plants always looks tasteful.
- **DINING** - Add a centerpiece to the table (candles, fruit bowl, vase with plant/flowers)
- **LIVING SPACES** - Books, candles, sculptures, and plants are a great way to enhance the room.
- **BATHROOMS** - Keep counters completely cleared off with the exception of a small plant/flower arrangement/candles. Use decorative or color coordinating towels. Keep toilet lids down.
- **BEDROOMS** - All beds made neatly, and use decorative pillows if possible.