

Preparing Your Home for Listing Photos



General

- ☐ Clean and declutter home.
- ☐ Ensure all light fixtures work.
- ☐ Hide garbage cans.
- ☐ Depersonalize space (remove photos, names, etc.)

Exterior

- ☐ Park vehicles away.
- ☐ Tidy up landscaping.
- ☐ Remove trash, dead plants.
- ☐ Sweep walkways, outdoor spaces.
- ☐ Clear roof and gutters.
- ☐ Mulch garden beds.
- ☐ Clear pool area, store outdoor items.
- ☐ Clean outdoor furniture, windows, glass doors.
- ☐ Straighten outdoor furniture.
- ☐ Remove seasonal decor.
- ☐ Maintain lawn and garden.

Interior

- ☐ Use natural light, turn off artificial lighting.
- ☐ Adjust blinds/shutters for best look.
- ☐ Declutter and depersonalize.
- ☐ Clean mirrors, windows, carpets, floors.
- ☐ Store non-essentials out of sight.
- ☐ Arrange attractive books/magazines.
- ☐ Straighten furniture, hide cords.
- ☐ Remove excess furnishings, seasonal decor.
- ☐ Clear floors in key areas (kitchen, entryway, bathrooms).

Kitchen

- ☐ Store dishes, draining racks, and food.
- ☐ Clear counters of small appliances and clutter.
- ☐ Remove fridge magnets, photos, etc.
- ☐ Clean surfaces and appliances.
- ☐ Hide soaps, towels, cleaning items.
- ☐ Organize open shelves.
- ☐ Sweep and mop kitchen floor and rug.

Living Areas

- ☐ Minimize photos and knick-knacks.
- ☐ Organize bookshelves.
- ☐ Set tables with simple settings.
- ☐ Minimize furniture and accessories.
- ☐ Clear away surplus furniture and decorations

Bedroom Areas

- ☐ Make beds; arrange decorative pillows.
- ☐ Store clothing and shoes.
- ☐ Declutter and tidy closets.
- ☐ Depersonalize bedside tables.
- ☐ Remove laundry; store hampers.

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Bathrooms

- ☐ Close toilet lids.
- ☐ Remove items from countertops, bath, and shower.
- ☐ Store toiletries, towels, cleaning items.

Pool & Spas

- ☐ Clean pool/spa, remove debris.
- ☐ Remove cover, floating items.
- ☐ Straighten lounge chairs, stow tools.
- ☐ Turn on pool lights, spa bubbles, and waterfalls.

Notes About Storage Areas

-  Closets, garages, unfinished areas typically not photographed (unless requested).
-  Use these areas for storage during shoot.
-  Exterior shoot cannot be done in rain.

Ellingwood Pro's Photo Sequence

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|---|--|
|  3-4 photos: Front Exterior |  2-3 photos: Primary Bedroom |
|  1-2 photos: Finished Basement |  1-2 photos: Primary Bathroom |
|  3-4 photos: Living room |  1-2 photos: Other Bedrooms |
|  1-3 photos: Dining room |  1-2 photos: Hallway Bathroom |
|  2-4 photos: Kitchen |  3-4 photos: Back Exterior |

Please note: The 'Photo Sequence' is provided as a general guide to offer clients an idea of what to expect. The actual sequence is subject to the photographer's discretion on the day of the event, unless otherwise specified in writing.

thank you

Notes:

Media & Photography
Services performed by



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