

## Photography Checklist

We invest in professional photography as it's reported to increase enquiries by upto 40%. Anything you can do to prepare the property for the photo shoot will be greatly appreciated as the photographer will not be able to help stage your home. If you can have your property ready for them to just click the button we guarantee you will be impressed with the results.

### Kitchen

- ✓ Place sponges, dishcloths and washing up liquid in a cupboard out of sight.
- ✓ Place bins out of view
- ✓ Remove all personal items from fridges (magnets, shopping lists, correspondence etc)
- ✓ Declutter worktops
- ✓ Put away the draining rack
- ✓ Organise open shelves or cabinets that are visible when closed
- ✓ In most rooms less is generally more so remove small appliances such as toasters, kettles, blenders etc if possible unless they are a statement item

### Dining Room

- ✓ Straighten dining room chairs
- ✓ For extra appeal add a centrepiece such as a candle or vase of flowers
- ✓ If your really keen you may wish to set the table with you best dishes, napkins and cutlery

### Bedrooms

- ✓ Make the beds
- ✓ Pump up the pillows and arrange them so they look decorative
- ✓ Make sure nothing is visible under the bed
- ✓ Put away clothing, shoes etc
- ✓ Clear surfaces as much as possible

### Bathrooms

- ✓ Hang fresh towels neatly
- ✓ Clear away excess toiletries, shampoos, bath products and toilet rolls
- ✓ Remove laundry baskets and toilet brushes
- ✓ Clean surfaces and mirrors

### Exterior

- ✓ Mow the lawn
- ✓ Remove all the vehicles from the driveway and do not park directly in front of the house
- ✓ Remove wheelie bins and store out of sight
- ✓ Straighten garden furniture
- ✓ Clear any toys and equipment from the driveway and garden
- ✓ Sweep driveways and patios



### Overall

- ✓ Hide remote controls and Knick knacks
- ✓ Clear furniture surfaces (the tops of dressers, drawers, tables etc) as much as possible
- ✓ Hide litter trays, remove children's toys and pet toys from the main rooms if applicable
- ✓ Vacuum carpets and sweep hard floors
- ✓ Mop hard floors if necessary
- ✓ Make sure all light bulbs are working

### Top Tip

One Simple Rule for property staging like a Professional.

**Only One or Three items per surface.**

Simple, yet highly effective and if followed it dramatically improves the marketing opportunity of your home.

If you have any questions at all please don't hesitate to pick up the phone and give us a call on 0118 912 2370