

Gray Oak Photography

Tips for a Great Real Estate Photo Shoot

Outside the Home

- Lawn is recently mowed
- Pull any unsightly weeds
- If applicable, clean dog yard
- Pressure wash or scrub mold or algae from concrete areas
- Pick up sticks, branches from yard
- Remove any debris from house roof (leaves, sticks)
- Sweep or blow off driveway and entry way
- Park cars in garage or off property
- Remove any seasonal decorations that will date the photos
- Store any toys or recreational equipment
- Roll up or remove garden hoses
- Temporarily store any “For Sale” signs during the shoot
- Temporarily remove realtor’s lockbox from the front door
- Hide any pool toys
- Neatly arrange pool or deck furniture
- Hide pool cleaning equipment

Inside the Home

General

- Clean sliding glass doors
- Clean any glass topped furniture
- Sweep hard surfaces
- Vacuum carpeted surfaces
- Remove clutter in all rooms
- Turn on all lights
- Turn off all ceiling fans
- Turn off all televisions and computer monitors
- Open all shades and blinds
- Hide television remotes
- Replace any burned out light bulbs and fluorescent lights
- Hide all children’s toys
- Remove magazines, newspapers, mail
- Coffee table type books can be left in place
- Hide waste bins
- Remove pet dishes, pet toys, and pet beds
- Neatly arrange or remove couch or chair pillows

- If an abundance of family photos, temporarily hide during the shoot
- Remove any taxidermy
- Tidy up garage or laundry room if realtor wants them photographed

Entry Point

- Remove jackets, sweaters, and hats from coat rack if applicable
- Hide any small rugs

Dining Room

- Neatly arrange the chairs at dining table
- Add a centerpiece, flowers, or candle
- Set the table as if dinner were to be served

Kitchen

- Unless decorative style, hide dish towels
- Clean all countertop and stove surfaces
- No dishes in sink or on counters
- Remove dish sponges
- Hide dish soap, hand soap
- Remove dish draining rack
- Neatly organize any food items if stored openly or in a large pantry that realtor may want photographed
- Hide small appliances such as toasters, can openers, or coffee makers
- Remove magnets or photos from refrigerator doors

Bedrooms

- Beds made
- Decorative pillows or shams arranged neatly
- Hide plush animals
- Neatly arrange clothing and shoes in any closet the realtor may want photographed
- Remove all clutter from nightstands, desks, and drawer tops
- Clean under beds so nothing is seen in photos

Bathrooms

- Close toilet lid
- Close shower curtain
- Hide all toiletries from bathroom counters
- Remove bathroom tissue boxes, scales, and area rugs
- Clean mirrors, shower doors
- Hang fresh towels, colored one are best
- Remove all soaps and shampoos from shower