



RIVERLAND COMMERCIAL
PHOTOGRAPHY

How To Prepare Your Home For Real Estate Photography



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Making a great first impression will start with photos that accompany your online listing. Potential buyers have limited time to search and they have many listings to review. Your photos need to reflect your home and property at it's best.

Your home should be clean and decluttered, and as much of a neutral space as possible so that potential buyers could see themselves living in your house.

Inside closets/cupboards and small toilet areas and garages are generally **not** photographed unless it is a finished workshop, or has an interesting feature, so these spaces can be used to store items you do not want to be seen.

If you are unsure if an item will show up in the pictures, it probably will and it's best to hide it. Family photos on walls and shelves can be blurred out during the editing process.

It will usually take approximately 60-90 minutes to photograph an average 3-bedroom house and property, and 30 minutes for the floor plan. Longer for larger homes.

Here are some tips for preparing each part of your home and property:

Kitchen

Clear fridge/freezer doors and tops of ALL notes, magnets and items

Place kitchen items and electrical appliances in cupboards (water dispensers, toasters, blenders, kettle etc)

Remove items such as tissue boxes, and cooking items such as utensils, spices, knife blocks, dish rack, cloths, sponges, tea towels, oven mitts, keys, saucepans

Hide highchairs

Polish stainless steel dishwashers, ovens and fridges

Clean splashbacks and range hoods

Bedrooms

Tuck in sheets

Remove charging cables, extension cords and power boards

Remove personal care items, make-up, photos and clothing and shoes

Clear bedside tables (except lamps)

Pack away toys into wardrobe

Bathroom

Close toilet lid

Clear countertops of toothbrushes, makeup, shavers, soap, face washers, hair dryers, curling irons

Replace towels with clean, folded towels, ensuring the labels are hidden

Clean mirrors and shower glass

Clear shower of shampoo, conditioner, soap and hanging racks

Remove dressing gowns and over-the-door hangers

Remove floor and shower mats

Ensure toilet roll is full and neat

Living and family rooms

Remove items such as magazines, phones, chargers, tissue boxes

Clear tops and underneath cupboards and coffee tables (except lamps)

Keep items on shelves/mantels to 2-3 items

Remove toys

Hide tv and electronic cables, remotes and controllers



Office

Remove clutter and note papers
Hide cables
Turn off monitors
Place laptops and tablets away in a cupboard

Laundry

Remove laundry baskets, clothes detergent, and pegs
Remove clothes including ones in washing machine and dryer if they have clear doors
Hide bins

Exterior

Close garage doors
Remove cars from driveway
Wind up hoses and put away
Put away bikes and toys
Remove pet's toys and food/water bowls
Remove empty plant pots
Mow lawns
Remove weeds, and dead plants
Pool cleaned and pool toys put away
Sweep driveway and walkways

Other general tips

Remove anything with family's names on it (eg. on children's bedroom walls)
Vacuum floors
Mop floors
Wash windows, inside and outside, and screens
Get rid of cobwebs
Turn OFF fans
Dust all horizontal surfaces
Replace old/blown/missing light bulbs
Open blinds, curtains (except sheer curtains), and roller shutters
Close windows
Hide rubbish bins
Small decorative pillows are suitable for couches and chairs but bulkier items should be put away
Books on bookshelves should be upright and tidy
Hide items of value, such as jewellery, wine, ipads/tablets etc

Pets

Potential buyers may not like pets or may be allergic to them so it's best to clean furniture of pet hair
Hide away all pet items including:

- Travel crates
- Scratching posts
- Litter box
- Pet toys
- Food and water bowls
- Pet beds
- Pet leads
- Other pet related items

Tie up pets, or leave with friend/neighbour