

Listings By Design: Make-Ready Checklist for Real Estate Photos

At Listings By Design, we pride ourselves on providing professional quality real estate photos and videos for our clients. But we can't do it alone! We ask that you and your client aid us by cleaning and staging the home prior to our arrival in order to get the absolute best photos/video possible in the most time-efficient way possible. The more things on this list that are complete, the better your photos will look and the quicker the shoot will be!

Below is a list of things that need to be finished **prior** to the *Listing Image Specialist* arriving. We are not responsible if any of the requirements below are not met, and the quality of your photos may suffer as a result. If homes are not photo-ready by our scheduled shoot time, rescheduling fees may apply. Thank you for your cooperation!

NOTE: Whenever possible, it is easiest and quickest for our *Listing Image Specialists* to shoot a home when the owners/tenants are not home. If this is not possible, we ask that owners/tenants be as cooperative as possible to avoid each area of the house as it is being shot.

General

- Declutter as much as possible; pay attention to detail
- Turn **on** all overhead lights and lamps (table **and** floor)
- Turn **off** all ceiling fans
- Turn **off** all tv screens
- Turn **off** all computer screens/monitors
- Detail clean the whole house (e.g. vacuuming carpets, sweeping & mopping hardwood/tile floors, cleaning countertops, cleaning windows, etc.)
- Replace all burned out light bulbs
- Open all blinds/window treatments to let in as much outside light as possible
- Make all beds in a clean and presentable fashion
- Place all shoes and other articles of clothing in closet and close all closet doors
- Remove any wall paintings or hanging mirrors that may be resting on the floors
- Remove any vacuum cleaners
- Remove any personal items that you may not want shown to the public (family photos/picture frames, diplomas, etc.)
- Remove or neatly fold any blankets

Front Exterior

- Close garage doors
- Move **all** cars out of the driveway and park them away from the front of the home
- Clean up landscaping (mow, trim shrubs, clear leaves, etc.)
- Remove empty planters
- Use broom to remove cobwebs from eaves and door frames
- Sweep/wash sidewalk and driveway to remove any dirt; pressure wash if necessary
- Remove visible water hoses
- Remove any toys, sports balls, basketball goals, soccer goals, etc.

Backyard

- Clean porch, tidy up outdoor tables/chairs/cushions/grill areas
- Clean up landscaping (mow, trim shrubs, clear leaves, etc.)
- Patio furniture pillows/cushions should be fresh, not faded
- Clear out kid's toys, sports balls, frisbees, etc.
- Remove any toy items in pool
- Remove pool vacuum/cleaner hose
- Clean pool and hide any pool cleaning supplies
- Turn on pool fountains/water features
- Remove visible water hoses
- Remove trash cans

Kitchen

- Clear countertops: no dishes/dish racks, cooking/baking supplies, mail, etc.
- Try not to leave out more than one small appliance (ex. coffee maker, blender)
- Clear outside of refrigerators of **all** magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet
- Remove dishes from sink, place in dishwasher
- Remove soap containers, sponges, and other cleaning supplies from sink area
- Dry all counter surfaces
- Remove dish towels
- Turn on overhead stove/microwave light

Bathrooms (Including Master Bath)

- Clear countertops completely: No soap, toothbrushes, medications, deodorant, make-up, blow dryers, etc.
- Clean mirrors of dust, toothpaste marks, and fingerprints
- Dry all counter surfaces
- Put toilet seats down
- Close closet doors
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove any children's bath toys
- Remove dirty towels - leave out only new, unused towels and straighten them (no tags showing)
- Remove any hanging towel racks from door
- Remove floor/bath mats, trash cans, plungers, toilet scrubbers, and Squatty Potties
- Pull back shower curtain halfway to show off tile (if applicable)
- Remove hanging door mirrors

Dining Room

- Clear table, dust and polish the table top
- Straighten all chairs and space them evenly
- Straighten-up any decorative tableware and align with the center of chairs
- Remove child seats/booster chairs

Living / Family Room

- Remove stacks of magazines, papers, mail, etc.
- Fluff and arrange furniture pillows
- Remove kid's toys
- Hide any remotes
- Manage any cables/wires as well as possible

Bedrooms (Including Master)

- Make bed, including decorative pillows/shams if available
- Press bed linens and bed skirts
- Clear nightstands of all personal items
- Remove all clutter from top of dressers
- Clean under bed, removing items that may show in the photos
- Put away any clothes, slippers, belts, ties, jewelry/other accessories, etc.
- Remove diaper genies
- Clear any toys
- Close closet doors

Offices

- Clear all mail/documents from desk space
- Turn off all computer monitors
- Remove any sticky notes that may be placed on computer monitors
- Straighten up or remove all computer peripherals (mouse, keyboards, headphones, etc.)
- Straighten up or remove all office supplies (pencil holders, staplers, hole punchers, rubber bands, sticky notes, etc.)

Game Rooms

- Hang any pool cues
- Properly setup or remove any pool balls
- Remove any blankets
- Hide any remotes
- Clean up any board games or toys

Media/Theater Rooms

- Remove any blankets
- Clean any snacks from room
- Put all recliners in their upright positions
- Straighten up or remove any movie cases that may be in view

Pets (If Applicable)

- Place food and water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Contain pets in hidden crates (out of sight) or outside
- Clear backyard of pet waste/toys
- Let us pet the dogs, just for a minute ;)

We try to be as comprehensive with our make-ready list as possible, but there may be things that we miss! Use your best judgement when getting a home ready for photos if something comes up that isn't mentioned on this list. And if you're still not sure, please feel free to contact us at:

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