



SELLER PRE-SHOOT PREPARATION GUIDE

A simple checklist to help your home look its best in photos, video, drone, and 3D tours.

For sellers: Please complete as much of this checklist as possible before the media team arrives. A clean, uncluttered and well-lit home photographs better and helps the shoot run efficiently. Not every item will apply to every property.

BEFORE WE ARRIVE — WHOLE-HOME

- ☐ Declutter surfaces and floors. Put away mail, paperwork, medications, personal items and anything you do not want visible.
- ☐ Remove family photos and highly personal décor if your agent recommends a more neutral presentation.
- ☐ Vacuum carpets and sweep/mop hard floors; clean visible glass, mirrors and fingerprints.
- ☐ Turn ON all interior lights and replace burnt-out bulbs. Use matching bulb temperatures where possible.
- ☐ Open curtains and blinds. Raise shades so windows bring in as much natural light as possible.
- ☐ Turn OFF TVs and computer monitors; hide remotes, charging cords and unnecessary cables.
- ☐ Empty small trash cans and hide larger trash/recycling bins.
- ☐ Hide pet bowls, beds, toys, litter boxes and other pet supplies unless they intentionally support the room's presentation.

EXTERIOR — FRONT, BACK & SIDES

- ☐ Move vehicles out of the driveway and, when possible, away from the front of the home.
- ☐ Put away hoses, sprinklers, tools, toys, bikes, sports equipment and seasonal décor.
- ☐ Mow/edge lawns, trim obvious overgrowth and remove leaves, sticks, weeds and debris.
- ☐ Sweep or clean entry paths, patios, decks and other visible hard surfaces.
- ☐ Straighten outdoor furniture; open umbrellas and arrange cushions neatly.
- ☐ Remove pool/spa covers when appropriate and tidy the surrounding area.
- ☐ For grills or outdoor kitchens, remove covers and clean/tidy the surrounding space.
- ☐ Close windows and make sure exterior doors, gates and garage areas are presentation-ready.

KITCHEN & DINING

- ☐ Clear countertops as much as possible. Leave only a few attractive items, such as a coffee maker or simple décor.
- ☐ Put away small appliances, dish racks, sponges, soaps, cleaning products and excess countertop items.
- ☐ Clear the sink and put away dishes.
- ☐ Remove magnets, papers and photos from the refrigerator exterior.
- ☐ Straighten open shelving and pantry displays; store excess food and packaging out of sight.
- ☐ Straighten dining chairs and consider a simple table setting or centerpiece.

ROOM-BY-ROOM CHECKLIST

Your agent may have additional staging recommendations specific to the property.

LIVING / FAMILY ROOMS

- ☐ Straighten sofas and chairs; fluff pillows and fold throws neatly.
- ☐ Clear coffee tables, end tables, shelves and fireplace mantels of unnecessary items.
- ☐ Hide remotes, cords and visible electronics when practical.
- ☐ Remove excess toys, baskets and everyday clutter.
- ☐ If staging with books or décor, use a few intentional pieces rather than filling every surface.

BEDROOMS

- ☐ Make every bed with smooth, neatly arranged bedding and decorative pillows if available.
- ☐ Put away clothing, shoes, laundry baskets and personal items.
- ☐ Clear nightstands and dressers except for a few intentional décor pieces.
- ☐ Hide chargers, cords and visible electronics.
- ☐ Check under beds and other open storage areas for anything visible from the camera angle.

BATHROOMS

- ☐ Clean mirrors, counters, sinks, tubs and showers.
- ☐ Clear countertops of toiletries, medications, hair tools and personal products.
- ☐ Remove items from tubs and showers; close shower curtains or doors neatly.
- ☐ Hang fresh, coordinated towels and remove excess towels from hooks/racks.
- ☐ Hide toilet brushes, plungers, trash cans and cleaning supplies.
- ☐ Close toilet lids and make sure fixtures are clean and polished.

LAUNDRY / OFFICE / BONUS ROOMS

- ☐ Clear counters and folding surfaces; put away laundry, detergents and cleaning supplies.
- ☐ Tidy desks and hide paperwork, cords and personal information.
- ☐ Organize visible shelves and remove excess storage bins when possible.
- ☐ Make unfinished or multi-purpose rooms feel intentional and easy to understand.

GARAGE / STORAGE / SPECIAL FEATURES

- ☐ If the garage, shop, barn, gym, workshop or other special area is being photographed, sweep floors and organize visible clutter.
- ☐ Highlight features that add value: built-ins, workbenches, storage systems, equipment areas, fireplaces, views or entertaining spaces.
- ☐ Open or uncover features that should be photographed, such as a pool, spa, fire pit or outdoor kitchen.

THE FINAL 15-MINUTE WALK-THROUGH

- ☐ Lights on
- ☐ Beds made
- ☐ Cars moved
- ☐ Pets secured
- ☐ Trash hidden
- ☐ Blinds/curtains open
- ☐ Toilets closed
- ☐ Counters clear
- ☐ TVs off
- ☐ Fans off
- ☐ Personal items hidden
- ☐ Everyone ready to step out

A quick note: Our photographers will make minor adjustments as needed, but extensive cleaning, decluttering, moving furniture or staging is best completed before the appointment. For safety and efficiency, please secure pets and plan for sellers and children to be out of the home during the shoot whenever possible.