

# PHOTO READY: A Homeowner's Preparation Checklist

## Presented by Michael Walsh Real Estate Photography

To capture your home in its best light and ensure a magazine-quality presentation on the MLS, please use this checklist to prepare the property **before** the photographer arrives.

### THE ESSENTIALS (Do these first!)

- **Clear the Driveway:** Move all vehicles out of sight (not in front of the house).
- **Hide the Trash:** Place all indoor and outdoor trash/recycling bins in the garage.
- **Light it Up:** Turn **ON** every single light (including lamps and under-cabinet lights).
- **Stop the Fans:** Turn **OFF** all ceiling fans.
- **Open the View:** Open all blinds, shades, and curtains fully.
- **Clear the Fridge:** Remove all magnets, photos, and calendars.

### KITCHEN & DINING

- **Clear the Counters:** Hide toasters, coffee makers, spice racks, and paper towels.
- **Sink Area:** Remove all dishes, sponges, soaps, and towels from the sink.
- **Dining Table:** Clear all clutter. A single centerpiece or fresh flowers is best.

### LIVING & FAMILY ROOMS

- **De-Clutter:** Remove remotes, magazines, and personal photos.
- **Hide Cords:** Tuck away or unplug visible power cords and chargers.
- **Straighten Up:** Fluff all pillows and straighten chairs.

## **BEDROOMS & BATHS**

- **Hotel Ready:** Make beds with fresh, wrinkle-free linens. Clear the nightstands.
- **Bathroom Clear-Out:** Remove toothbrushes, soaps, shampoos, and bath mats.
- **The Golden Rule: Close all toilet lids.**

## **EXTERIOR & PATIO**

- **Landscape:** Mow the lawn and clear away stray leaves or garden hoses.
- **Pool & Spa:** Remove the pool cover and clear out the pool vacuum.
- **Furniture:** Arrange patio furniture neatly. If you have an umbrella, open it.

## **PETS & PEOPLE**

- **Pet Check:** Please secure pets in a kennel, in the garage, or off-site.
- **Hide the Gear:** Hide all pet bowls, beds, and toys.
- **The Invisible Owner:** For the best results, homeowners should plan to be away or in a separate area during the shoot.

**Questions? Text or Call Michael Walsh: 609-432-0453**

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