

Safety First!

Children & Pets

Both are awesome....but they don't mix well with film equipment. If possible, please plan to have them away from the home on the day of the shoot. If that's not possible, please designate a room (ideally one that won't be photographed) where they can hang out during the shoot. For their safety, children and pets must be under adult supervision and kept away from filming equipment at all times.

A Note About Covid-19

Health and safety are my top priorities. What you can expect from me:

- I'll be wearing a mask 100% of the time.
- Frequent hand sanitizing throughout the shoot.
- Respectful of social distancing.

Any other special requests? Please let me know - I'm happy to accommodate!

General Guidance

Less is More

If you think a room looks too empty, we're getting to a good place! The more surfaces we can see, the better the photos will turn out. It's always easier to bring an item in from another room than to move a bunch of stuff out of the way.

Remove Personal Items

The goal is to highlight your home and for potential buyers to see themselves in your home. Family photos, religious and/or social items, military items, pet beds/toys/dishes and collectibles are all examples of things that distract from that goal. Please put them away and out of sight. If they're minimal and small, we can generally work around them. When in doubt, please reach out to your agent or me - we're here to help!

Clean All Surfaces & Check Lights

Particularly glass (mirrors, windows, tvs, picture frames, etc), kitchen appliances, counters and floors. Reflective and shiny surfaces (including wood floors) will show streaks, smudges, prints, dirt and dust. No need to go crazy (windows), but please check as many of these surfaces in each room to make sure that they are clean and free of debris. Please make sure that all light fixtures have working bulbs.

Organize What's Left

Got a lot on your plate or time running out? We get it. Try to organize and consolidate what's left in the space, neatly grouping things together helps.

Area-Specific Guidance

Outside

Cars, trash cans, yard tools, toys both big and small can all be distracting. When possible, please put them away and out of site. If not possible, please make sure they are neatly organized in their respective places. Cars should be in the garage (if not photographed) or on the street (if we are).

Inside - General

Declutter, organize and put away. Limit items on counters, tabletops and shelves to 1 or 2 (Ideally, none). Double-check that all lightbulbs are working. Remove magazines and/or newspapers.

Entryway

Should be clear. Shoes, pet leashes, jackets etc. should all be put away and out of site. Limit/remove large furniture items.

Kitchen

Remove everything from counters, including all items in and around the sink (soap, scrub brushes, dishes, etc). Remove/hide trashcans.

Livingroom / Den

Clear all tabletops, put away TV trays and armchair accessories. Minimize decorative items on furniture (blankets, pillows, etc.). Shelving/mantles should be cleared - try and limit to 1 or 2 items on each, if possible. Carpet/floor should be clear of toys, pet items and freestanding containers/holders.

Bedrooms

Beds must be neatly made. Dressers, nightstands and shelving should all be limited to 1 or 2 items on each (lamps included). Floors should be clean and clear of toys, pet items and freestanding containers/holders.

Bathrooms

Trashcans, plungers/toilet brushes, freestanding furniture/racks, etc. should be removed or put away. Counters and shower should be clear of everything. Towels should be neatly folded and limited to one set on each bar.

Closets, laundry and garages are typically not photographed, unless requested.
When in doubt, please ask - we're here to help!