



Preparing your Property for Real Estate Photography

Thank you for choosing Hahn-Smith Real Estate Media to photograph your property! We look forward to working together as we help you create an elegant property listing.

In all real estate media, cleanliness and proper lighting are essential for producing high-quality results. Regardless of a property's tidiness, our photographers will do their best to showcase its most attractive and noteworthy features. We can, however, guarantee consistently better results when the property is clean and well-presented.

To help you effectively prepare your property, we have created this cleaning/preparation list, which includes our recommendations for achieving the best possible results from your upcoming photoshoot.

General Preparation

Interior Spaces

- Vacuum carpets
- Sweep and mop hard floors
- Tidy personal items and clutter
- Clean bathtubs/showers
- Clean windows and all other interior/exterior glass surfaces
- Clean and wipe down countertops, tables, and other flat surfaces
- Dust off window sills and other dust-collecting surfaces
- Remove items from beneath beds that may be visible to the camera
- Remove pet hair from furniture, window sills, and other visible surfaces

Exterior Spaces

- Tidy landscaping (mow lawns, trim shrubs, and clear weeds)
- Put away water hoses
- Clean pool and/or jacuzzi, if applicable
- Remove toys from front and back yards
- Sweep all porch areas and driveway

Miscellaneous

- Replace all burnt out light bulbs (we recommend matching the color temperature of bulbs – either *all* incandescent or *all* compact fluorescent)
- Remove personal photographs (we recommend replacing them with general landscape/object photographs)
- Place trash collection bins in garage

Day of the Photoshoot Preparation

Interior Spaces

- Turn all interior lights and lamps ON
- Turn all ceiling fans OFF
- Turn all TV screens OFF
- Turn all computer screens OFF
- Open all blind slats (keep blinds lowered)
- Draw/open all other window coverings (curtains, drapes, etc.)
- Make all beds – ensure that bed skirts and bedding are straight and neat
- Place all shoes/jackets out of sight
- Place pet items (beds, toys, food and water bowls, etc.) out of view in storage closets or cupboards

Exterior Spaces

- Clean up pet waste
- Remove vehicles from the driveway and from the road shoulder directly in front of the property
- Turn on fountains, waterfalls, and any other decorative water features, if applicable
- Contain pets in a hidden crate or in the garage

Kitchens

- Put away all visible dishes from the sink and/or dish racks
- Place soap bottles, hand towels, and other kitchen accessory items out of view in storage closets or cupboards
- Place floor mats out of view (unless they are a part of the property's decor) in storage closets or cupboards
- Place trash cans out of view in the pantry or in storage closets

Bathrooms

- Place small bathroom items – such as soap bottles, toilet paper, kleenex boxes, bath/shower products – out of view in drawers or cupboards
- Place large bathroom items – such as toilet plungers/scrubbers, trash cans, and clothing hampers – out of view in storage closets or cupboards
- Lower down toilet seats
- Remove dirty towels (leave out only clean, unused, folded towels)

Please note: In order to provide consistent, high-quality service to all of our clients, our photographers follow a set schedule with time allotments for each photoshoot. We will always aim to capture photos of your property as elegantly and accurately as possible, but we are not responsible for cleaning and/or staging. If one of our photographers arrives on site and the property is not prepared for photos, the photographer may – at their own discretion – spend up to 10 minutes doing basic preparations (i.e. turning on lights, turning off fans, raising blinds, discussing stylistic preferences, etc.) before commencing the photoshoot. However, the photographer will need to begin taking photos no more than 10 minutes after their arrival at the property, so that they can remain on schedule for later appointments.

We encourage you to be thorough in your preparations for the photoshoot, as it will enable our team to provide you the best possible photos for your property listing! If you have any questions about your upcoming photoshoot, please reach out to us by phone **(877-737-8183)** or by email **(info@hahnsmithmedia)**. One of our team members will be happy to assist you and answer your questions. We thank you for your business and we look forward to seeing you at your photoshoot!