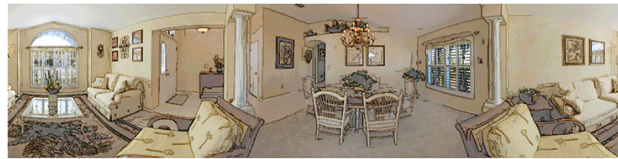




Preparing for a PhotoTour shoot at your home.



Inside preparation tips



Outside preparation tips

When the Photographer arrives:

We will ask if there is anything you don't want shown to the world. This refers to items like safes, gun cases, Rembrandt-like paintings or other expensive items, etc. If we know about them, we make sure they do not show in the photos. Next, we take the photos for the 360° panoramic images using specialized tripods and lenses. Then the interior still photos are taken followed by the outside shots and that's it.

General preparation tips:

Pets are not a problem for us but they are not welcomed by everyone. If possible, keep them, their dishes & toys concealed.

Burned-out light bulbs should be replaced, especially the recessed ones. Fluorescent tubes commonly found in kitchens and bath rooms should be of the same type - warm white, cool white, etc. The color casts are not very noticeable to human eyes but create color correction problems for digital cameras.

Seasonal decorations are beautiful but "date" the photos by providing Buyers with an idea of how long your home has been on the market. Your Realtor can provide you with more information on this.

Electrical extension cords should be hidden.

The less people - the better. Try not to schedule this on a day when children are out of school or when company is visiting. This is not a good time for Realtor caravans, open houses, yard sales, etc.

Windows with scenic views should be clean.

Kitchen:

Clear counter tops to show their spaciousness. Remove magnets, photos, school lunch menus, etc from the refrigerators.

Empty the sinks of dishes, sponges, soap, etc. Take the towels off the oven door handle.

Bathroom:

Clear counter tops as much as possible. Lower toilet seats and lids.

Remove items hanging from hooks such as towels & robes.

Bedroom

Make sure the beds are made.

Put toys in closets & clothes in hampers.

Questions:

Discuss any unique situations or specific questions in advance with your Realtor. He or she is the expert in marketing your home and can provide a wealth of knowledge and experience in successful real estate sales.

Ask your Realtor how you can view previous PhotoTours to get an idea what your home will look like to Buyers on the internet.

Special situations:

Waterfront property should be scheduled at high tide for the best impact.

People Again:

If possible, plan on visiting your neighbor after the photographer arrives. Interruptions break up the process & many times result in less than ideal images and sometimes - missed rooms.

Pool and Lanai:

Hide pool equipment like hoses, poles, chlorine bottles, etc.

Decide if the pool toys look like clutter & hide them if they do.

Pressure wash pool deck, if needed.

If the pool has a solar blanket, be prepared to remove it for taking photos of the pool.

Ditto for the jacuzzi cover.

Front, sides and back:

When possible, park vehicles in garage or out of the driveway. If not possible, be prepared to move them while the front photos are being taken.

Pressure wash driveways and walkways, if needed.

Don't schedule the lawn care folks at the same time as the photographer.

Notes:
