

## **Elemental Photography: Bare Bones MLS Readiness Check list**

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### **Preparing your house for an MLS photoshoot.**

A neat uncluttered home is the basic requirement for any successful shoot . We want your place to look its best. We want you to get the most remuneration possible from your home. If your home looks good it photographs well. It is critical that your house is ready before the arrival of the photographer as some are temperamental in nature (not really they are all sweet) but they do not have time to tidy or re-organise your house for you (or carry personal belongings from room to room. If you have no place to put your excess things sacrifice a bedroom/storeroom/or garage and put your excess in there).

Here are a couple of pointers to make sure your house is photo-ready.

#### **Interiors**

- Close windows and adjust window coverings so they are all the same.
- Emphasize the features of your home – try to feature one focal point in each room.
- Try to make all your rooms look as spacious and neat as possible.
- De-clutter, less is more – remove distracting items like tea towels and magnets on the fridge; remove clutter from bookshelves, fireplace mantles, coffee tables, bedrooms, kids' rooms, kitchen, and anywhere else photographs will be taken.
- Turn on all lights, replace burnt out light-bulbs – try to avoid mixing light-bulb types as they cast different colour light.
- Conceal garbage and recycle containers.
- Remove all signs of pets including food/water bowls, pet beds, chew toys, crates, etc.
- Clear bathroom counter tops, lower toilet lids, and put out clean towels.
- Empty shower or tub of soaps, shampoos, shaving items, caddies, etc.
- Put your valuables and medications out of sight (your house is being advertised to the world not everyone is nice).
- Remove cell phone charging cords and any other cords that are not required. Remove clutter from dresser. Remove family photos. Remove items from under the bed that are visible if you can see them the camera can see them.

#### **Exteriors**

- Remove vehicles from the driveway (and away from the front of the property).
- Hide your garbage and green bin in the garage (if you have one) and keep your garage door closed.
- De-clutter your front and back lawn, putting away garden hoses, toys, brooms, shovels, etc.
- Clean up all pet waste. Trim hedges and lawn.
- When weather appropriate open umbrellas, set up lawn furniture.

**During the shoot (overview)**

- Make sure you have turned all the lights on and removed your vehicles from the driveway.
- Make sure the house is tidy before the photographer arrives (you cannot clean each room as we go along).
- Make sure your pets and children have a place to go while the house is being shot. If you have a place where you want to sit while the house is being shot tell the photographer and he/she can shoot it first or last it may be easier to arrange to-do something fun and leave the house to the photographer and your realtor.