



Twilite Staging Guide

When marketing properties online, spaces should be clean, open and free of clutter. Setting up for a photo shoot is just as important as the session itself. Here are a few tips to help you prepare for your appointment.

Indoor Living Areas:

- Remove clutter and tidy up the shelves
- Move excess furniture out of rooms, including dog crates, tray tables, etc
- Replace burnt out light bulbs
- Adjust all window blinds to the same length and tilt -- this is especially noticeable with interior photos
- Turn on all lights
- Turn off all ceiling fans

Dining Room:

- Remove place mats when doing a place setting

Kitchen:

- Hide cords and/or electronic devices that are unrelated to cooking
- Declutter counters; attractive and decorative kitchenware are all that should be visible
- Remove trash cans, soaps and pet bowls
- Make sure dirty/clean dishes are out of the sink & put away
- Remove personal items, magnets and notes from the refrigerator
- Remove all small throw rugs from the floor
- Plants/flowers may remain

Bathrooms:

- Put daily, essential items in a small box that can be stored away
- Remove items from inside walk-in showers
- Close toilet lid and empty the garbage
- Clean mirrors & glass surfaces
- Hang towels neatly from the towel bar

Outdoor Living Area:

- Hide lawn care supplies and water hoses
- Remove/hide outdoor trash cans
- Spruce up your garden and lawn; trim shrubbery if necessary
- Yard and patio should be neat; outdoor furniture should be in good shape
- Mow the lawn; make sure the driveway & entryway are free of clutter (toys, bikes, etc.)
- Put cars in the garage; if the garage is not available, move the cars up the street and not in front of the home
- If possible, place For Sale signs in the yard after the photo shoot
- Remove security signs i.e. Brinks etc

Overall/General:

- Check the basics around the house (indoors & out); it takes just a minute to make sure the house is in order and free of clutter
- Try not to be in the room the photographer is in so you don't end up in the photo
- Animals - please have all animals secured so they will not end up in the photos

Additional Notes:

- The photographer will professionally photograph and showcase your property to make it look its best online.

- The photographer is not a stager and cannot:
 - Move furniture
 - Clean or dust
 - Move garbage
 - Pick up/move clutter (toys, dirty dishes, dog toys, etc.)
- If you feel like you are unable to be ready by your scheduled appointment, please let your realtor know as soon as possible so we can reschedule. Please provide a 24 hour notice when possible.