

# Real Estate Photography Staging Checklist



You are scheduled for a home photo shoot. Included are some basic staging tips you can do to help the photographer showcase your home.

## Entire Home

- **Depersonalize** - Take down family photos, unframed posters, and store toys and personal items.
- **Clean** - Vacuum, dust, declutter. Clean rooms show better in photos!
- **Light** - Replace missing light bulbs. Open curtains and blinds to let in natural light.

**Exterior** - The front exterior is usually the first photo potential buyers see online. Make a good impression!

- **Trash Cans** - Move into garage or out of sight
- **Cars/Garage** - Remove vehicles from driveway and do not park directly in front of the house. Make sure garage doors are closed.
- **Lawn** - Cut grass. A freshly cut lawn adds curb appeal!
- **Toys/Tools** - Store all toys, tools, and pool equipment out of sight.

**Kitchen** - The most important room in the house! Buyers often consider the kitchen the focal point of a home. Clean counters, cabinets, floor.

- **Counters** - Remove most small appliances and wipe counters clean.
- **Refrigerator** - Remove notes, magnets, artwork, and photos.
- **Kitchen Table** - Clear off table and set a centerpiece on the table (vase, bowl, flowers, etc.).

**Bathrooms** - Clean sink, floor, bathroom fixtures. Hide laundry baskets and trash can.

- **Vanity** - Hide toothbrushes, makeup, toiletries. Clean sink and mirror. Hang towels neatly.

**Living Room** - It should look comfortable, inviting, relaxing.

- **Clean** - Dust and vacuum.
- **Couches** - Arrange pillows neatly and fold or remove blankets.
- **Furniture** - Remove excess furniture and large children's toys.

**Dining Room** - Keep this room simple with just the table and chairs. Be sure to dust and sweep.

- **Dining Table** - Set a centerpiece (flowers, candles, bowl, etc.).

**Bedrooms** - These rooms should appear relaxing and not too cluttered.

- **Beds** - Make beds. Remove most items from bedside tables - limit to a lamp and one book at most.
- **Floor** - Remove unnecessary furniture and be sure all clothing is stored away from sight.

Our goal is to make your home look as attractive as possible to potential buyers. We look forward to working with you to achieve this goal!