



# — PROPERTY — PRODUCTION PROS

[www.PropertyProductionPros.com](http://www.PropertyProductionPros.com)

## Home Photo Preparation List

Everything must be done by the day of the photo session. Do NOT mow your lawn , as it stirs up bugs and haze, or spray off anything on the day our photographer will be out.

We do provide services for **property prepping, cleaning, lawn care, and a maintenance program** to keep your property ready to **wow potential buyers** .

If property prep service has NOT been ordered, we will not say, recommend, or touch anything except lights. We will photograph the current state of the property. Things needing to be moved around by ANYONE would require property prep service to have been ordered.

## **PAYMENT PLANS AVAILABLE**

We do offer payment plans for all services to help ensure your home looks its best and sells for the most possible. Plans are custom made but all must be paid upon closing of home sale or we will submit invoices to the title company for an additional fee.

### **Interior:**

Photos of most bedrooms are done from the doorway towards the windows into the opposite corner. Please hide any items you don't want featured accordingly. Garages are NOT photographed unless it has a workshop, lift, or any special feature. **MUST BE CLEAN AND ORGANIZED.**

- o Thoroughly clean whole house (vacuum carpet, mop hard floors, clean counter tops, clean windows)
- o Remove all clutter from the home
- o Shampoo floor areas that are stained
- o Turn all overhead lights and lamps OFF (The photographer will come in to inspect prior to the session and will turn them on)
- o Replace any and all burned and fading light bulbs with fresh bulbs
- o Use bulbs of the same temperature color AND wattage (Recommended 75+ watt 4000K BUT this is just an average guess, all rooms bounce light differently and pick up colors within that room.)
- o Turn all ceiling fans OFF
- o Turn all TVs OFF
- o Turn all computer screens OFF

- o Raise/Open blinds/curtains/window treatments to let in outside light
- o If blinds are damaged, be sure to replace with new matching blinds
- o Remove personal photographs or replace with general landscape photographs
- o Remove tabletop radios, pens, pencils, cups, etc. into a drawer and/or closet
- o Make all beds
- o Remove small floor rugs to reveal actual flooring
- o Place all shoes/jackets and other wearable items in closets
- o Remove all Remotes
- o Remove everything from showers if open view, close shower curtains of tubs. The tub works as a great place to hide things!
- o Remove everything from bathroom sinks
- o Hide toilet products such as cleaning brush and plunger, remove trash can.
- o Remove any gun cases whether they are empty or full. If you cannot move weapon cases, please throw a sheet over it that covers it completely
- o Remove everything relating to pets

### **Kitchen:**

- o Clear countertops. Feel free to leave FULL knife blocks, small special decorations, blender, and toaster if clean.
- o Clear refrigerator of magnets, papers, photos, etc.
- o Hide garbage cans in garage
- o Remove kitchenware from the sink and place in the dishwasher or cabinets

- o Replace any bulbs in the kitchen, including the vent area above the stove, above cabinets, under microwave, etc.

### **Exterior:**

- o Close garage doors
- o Remove vehicles from the driveway and in front of home BEFORE ARRIVAL. This is typically the first photo on an MLS listing.
- o Clean up landscapes (mow, trim shrubs, edging, clear leaves, etc.)
- o Remove empty planters
- o Sweep debris from driveway/sidewalk
- o Use broom to remove cobwebs from eaves and door frames
- o Remove visible water hoses
- o Remove toys, sports balls, basketball goals, soccer goals, etc.
- o Get the lawn mowed and edged, the weeds pulled, leaves picked up, fresh mulch, bushes/trees trimmed.
- o Place trash/recycling bins into garage or hidden somewhere

### **Backyard:**

- o Clean porch, clean and tidy outdoor tables/chairs/cushions
- o Clear out kid's toys, balls, frisbees, bicycles, etc. and place into the garage.
- o Clean pool area
- o Remove pool vacuum/cleaner/water hoses
- o Place pool cleaning supplies into garage or hidden somewhere
- o Turn on pool fountains/water features
- o Place trash/recycling bins into garage or hidden somewhere

## General:

- o On photographer arrival, please remove all animals from the exterior and away from windows.
- o Prepare to put ALL animals in one room out of the way or outside out of view from windows
- o Do not lean any items on the walls or on the outside of the home itself.
- o Any holes in the walls please be sure to correct prior to the photo session.
- o Photo editors will not remove, cover, hide or clone areas that are damaged as that is a deceptive practice

### **Real Estate Listing Production**

Premium Quality Services Providing The Best Feeling To Buyers

We provide services that are geared towards giving the best FEELING to potential buyers, while keeping premium quality that keeps your brand high quality, thus helping you acquire new clients as well. We specialize in keeping the flow and focus on loving the property so potential buyers have a great feeling while viewing your property, making it unforgettable!



Premium Quality Photos



Drone Services



True Night Photos



3D Walk Through



3D Floor Plans



Virtual Staging



Headshots



Design And Printing

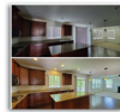
Other Services Include: Video, Special Editing, Faux Twilights, Marketing/Advertising, and More To Come!



### **Property Prep & Maintenance**

Single or Recurring Maintenance Available

Our Property Prep and Maintenance service can be scheduled to consult or service all aspects of your property to be sure it always looks best for showings. This includes servicing the property when you know there is an upcoming showing, making sure all lights are on and functioning, blinds are open, and the flow of the home is open and free. We help make sure buyers feel that your property is the best for them!



Showings Prep & Maint.



Light Replacement



Lawn & Mowing Maintenance



Mulching



Junk/Trash Removal



Garage Organizing



House Washing



House Cleaning

Other Services Include: Clean-Outs, Clean Ups, Brush Clearing, Bush Trimming, Drain & Toilet Watering, Toiletries Filled, and More To Come!

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