

PREPARATION CHECKLIST

FOR STYLING, PHOTOGRAPHY AND VIEWINGS



GENERAL TIPS

- Show as much floor and wall as possible so the buyer can see the size of the home.
- Clear personal items and photographs.
- All rooms should be tidy and not have too much furniture.
- Think color scheme or topic, for example autumn/spring.
- Close all windows until the photographer arrives.
- Hide all exposed wires and cables.
- Remove anything belonging to pets; cages, food bowls, litter trays, baskets, toys etc.

BEDROOM

- Make your bed and add a bedspread, possibly some decorative pillows, think color combinations. Make sure the bedspread is nice and smooth.
- Clear everything under the bed, on top of cabinets, shelves, etc.
- Decorate with simple things like plants, candles, flowers, vases etc.

OFFICE

- Clear all unnecessary items.
- Make sure bookshelves are tidy.
- Hide all wires and cabling.

KITCHEN

- Clean kitchen counter. Remove cloths, dish washing brushes, soap bottles, pans, kettle, toaster and other major kitchen appliances.
- Decorate with fresh spices, plants, fruit bowls, candles etc. Feel free to set the dining table for breakfast.
- Remove visible things on and over the fridge (including magnets), cabinets, shelves, etc.
- Make sure everything is spotless - grease stains are highly visible in photos.

LIVING ROOM

- It is important to emphasize the feeling of space by showing a lot of floor, so think carefully what furniture to display. You may want to remove the "comfy chair" and blankets.
- Clear remote controls, cables and everything else which is superfluous.
- Decorate with candles, flowers and pillows on the sofa. Think color scheme.
- Clean fireplace/wood burning stove and remove any discoloration on the surrounding walls if necessary.

BATHROOM

- Remove things like toilet brush, dustbin, scales and mats.

- Mirrors, glass and tiles should be spotless.
- Clear personal hygiene and cosmetic products; toothbrushes, toothpaste, creams etc.
- Decorate with towels, soaps and candles, think color combinations.
- Empty the washing machine.

LIGHTING

- Get as much daylight into the home as possible. Open curtains and blinds and retract awnings.
- Make sure all light bulbs work and that they have the same wattage and color.
- Switch on the lights in all rooms before the photographer arrives.

OUTSIDE

- Clear all outside areas; garden, balcony, courtyard, terrace and entrance.
- Decorate with candles and flowers/plants in the entrance hall if necessary.
- Prepare seating areas and sun loungers with pillows, throws, candles and flowers.
- Do not leave car/trailer on the property when photographing detached houses. Close garage doors.
- Clear bikes, toys and removable garbage bins.

REMEMBER: Washing the roof, walls and windows before photographing is not necessary - it will not show in the photos.