



Clear the distractions. Show the property.

Strong photography starts with a photo-ready property. Even a beautifully composed image can lose impact when a trash can, pet bowl, bathroom product, raised toilet seat, or spinning fan pulls attention away from the room. A short preparation walkthrough helps the photographer create cleaner images, helps buyers focus on the home's space and features, and gives the agent a more polished marketing package.

1

Cleaner first impression

Buyers scan listing photos quickly. Removing visual clutter makes each room feel calmer, brighter, and more intentional.

2

Focus on value

When everyday objects are out of view, attention stays on the layout, finishes, natural light, and selling features.

3

Faster photo day

Preparing before arrival lets the scheduled appointment focus on photography instead of moving personal items room by room.

REMOVE OR RESET BEFORE THE PHOTOGRAPHER ARRIVES

- ☐ Interior and exterior trash cans
- ☐ Pet food, water bowls, toys, beds, and cages
- ☐ Toothbrushes, hairbrushes, and tissue boxes
- ☐ Soap bottles and non-decorative dispensers
- ☐ Shampoo and conditioner in showers or tubs
- ☐ Used towels, robes, bath mats, and laundry

FINAL VISUAL CHECK

- ☐ Toilet brushes, plungers, scales, and bins
- ☐ Toilet seats and lids left open - close both
- ☐ Running ceiling fans - turn all fans off
- ☐ Grill covers, garden tools, hoses, and pool gear
- ☐ Loose cords, remotes, chargers, mail, and papers
- ☐ Anything that pulls the eye away from the room

FOR THE AGENT

Send this checklist to the seller before the appointment and confirm the property is ready before the photographer arrives. The next two pages provide the complete room-by-room preparation guide.

PROPERTY READY FOR LISTING



A practical checklist for agents and sellers before professional photography and drone media.

PROPERTY ADDRESS

LISTING DATE

PHOTO APPOINTMENT

1. CURB APPEAL & EXTERIOR

- ☐ Mow, edge, trim shrubs, and remove weeds or fallen leaves.
- ☐ Sweep the driveway, walkways, patio, and front entry.
- ☐ Hide trash bins, hoses, tools, toys, and garden supplies.
- ☐ Move vehicles from the driveway and away from the front of the home.
- ☐ Clean windows and glass doors; replace burned-out exterior lights.
- ☐ Set out clean outdoor cushions and straighten patio furniture.
- ☐ Remove pool cleaner, nets, floats, and clutter; turn on water features.
- ☐ For drone media, secure pets and clear loose objects from the yard.

2. WHOLE-HOME RESET

- ☐ Declutter floors, counters, tables, shelves, and window sills.
- ☐ Remove personal photos, names, mail, medications, and valuables.
- ☐ Open blinds evenly and replace any burned-out interior bulbs.
- ☐ Use matching color-temperature bulbs throughout each room.
- ☐ Dust, vacuum, mop, wipe mirrors, and remove visible smudges.
- ☐ Hide pet bowls, beds, crates, toys, litter boxes, and leashes.
- ☐ Conceal cords and chargers; turn off televisions and computer screens.
- ☐ Check that doors open smoothly and all rooms are accessible.

3. KITCHEN & DINING

- ☐ Clear countertops; leave only one or two intentional decor pieces.
- ☐ Remove dishes, drying racks, soap bottles, towels, and small appliances.
- ☐ Clear the refrigerator front of magnets, notes, calendars, and photos.
- ☐ Empty the sink, close cabinets and drawers, and hide trash cans.
- ☐ Wipe appliances and fixtures so stainless steel and glass are streak-free.
- ☐ Center dining chairs and use a simple centerpiece if desired.

4. LIVING AREAS

- ☐ Arrange furniture to create open walkways and show room scale.
- ☐ Fluff pillows, fold throws, and straighten rugs and window treatments.
- ☐ Clear coffee tables and entertainment centers of remotes and clutter.
- ☐ Remove excess furniture if it makes the room feel crowded.
- ☐ Style shelves lightly and keep fireplaces clean and photo-ready.
- ☐ Add a small plant or neutral accent only where it improves the space.

FINAL DETAILS FOR PHOTO DAY



Complete the preparation before the photographer arrives so the scheduled time can focus on creating the strongest marketing images.

5. BEDROOMS & CLOSETS

- ☐ Make beds neatly; smooth linens and arrange pillows symmetrically.
- ☐ Clear nightstands and dressers of personal items and charging cables.
- ☐ Remove laundry, hampers, tissue boxes, fans, and visible storage bins.
- ☐ Organize closets only if they are a selling feature to be photographed.
- ☐ Keep children's rooms simple; store excess toys and personalized decor.

6. BATHROOMS

- ☐ Clear counters and showers of toiletries, brushes, razors, and bottles.
- ☐ Close toilet lids and remove toilet brushes, plungers, scales, and bins.
- ☐ Hang clean, coordinated towels and straighten bath mats.
- ☐ Polish mirrors, faucets, glass, and shower doors until streak-free.
- ☐ Remove used towels, robes, medicines, and personal care products.

7. SPECIAL SPACES

- ☐ Stage the office with a clear desk and hide paperwork or account details.
- ☐ Tidy the laundry room and remove detergent, baskets, and hanging clothes.
- ☐ Organize garage surfaces if the garage will be photographed.
- ☐ Prepare balconies, docks, guest houses, gyms, and community amenities.
- ☐ Tell the photographer which upgrades and views are most important.

8. 30 MINUTES BEFORE ARRIVAL

- ☐ Turn on every interior and exterior light, including lamps.
- ☐ Open blinds and curtains consistently unless directed otherwise.
- ☐ Turn off ceiling fans, televisions, monitors, and fireplace screens.
- ☐ Set thermostats comfortably and make sure all keys and access codes work.
- ☐ Secure pets off-site when possible and let the photographer know of any animals.
- ☐ Have occupants leave or remain in one agreed area during photography.

AGENT'S FINAL WALKTHROUGH

- ☐ Agent has confirmed the shot list, access, service selection, and any community restrictions.
- ☐ Property is photo-ready before the scheduled start time; cleaning and staging are complete.
- ☐ Alarm, gate, lockbox, parking, and drone access information has been provided.

PHOTO-READY TIP

Walk through the home once as if you were a buyer seeing it online. Small distractions become more noticeable in photographs - remove anything that pulls attention away from the space.

NOTES / PROPERTY FEATURES TO HIGHLIGHT
