

ARTHUR CERVANTES PROPERTIES, INC.

PICTURE PERFECT PHOTO PREP CHECKLIST

ACP listing photography preparation

The goal: make the home look bright, simple and easy for buyers to imagine as their own.

INTERIOR

- Turn on all lights, including lamps, fireplaces and under-cabinet lights.
- Replace burned-out or missing bulbs. Turn off ceiling fans and televisions.
- Open curtains and position blinds evenly or raise them completely.
- Remove small throw rugs, doormats and bath mats so floors photograph cleanly.
- Clear kitchen counters: appliances, soap, sponges, paper towels, dishes and personal items.
- Clear bathroom counters, sinks, showers and tubs. Remove hand towels and bath towels for photography unless intentionally staged.
- Put away scales, hampers, laundry, toiletries, medications and trash cans.
- Make every bed neatly; use simple pillows/bedding.
- Remove family photos, children's artwork and highly personal items where practical.
- Clear refrigerator doors of magnets, papers and photos.
- Hide visible cords, chargers, remotes, pet bowls, litter boxes, beds and toys.
- Clean mirrors, shower glass, windows and shiny surfaces.
- Remove high chairs/booster seats and unnecessary furniture that makes rooms look crowded.
- Keep pets safely offsite or restrained during photography.

EXTERIOR

- Remove hoses, toys, tools, cleaning supplies and miscellaneous items.
- Place trash/recycling bins in the garage or out of sight.
- Sweep patios, walkways and entry areas; remove leaves and debris.
- Arrange outdoor furniture neatly; open patio umbrellas when appropriate.
- Clean pool/spa and remove toys, floats and cleaning equipment.
- Remove vehicles from the driveway and, when possible, the front curb.
- Mow/edge lawn, trim bushes, pull weeds and freshen the front entry.
- Remove temporary yard/security/school signs when permitted.

THE 10-MINUTE FINAL WALK

- Floors visible and clean.
- Counters nearly empty.
- Towels/rugs/personal items put away.
- Beds made.
- Toilet lids closed.

- Lights on; fans/TVs off.
- Curtains/blinds ready.
- Trash hidden.
- Pets secure.
- Driveway clear.

Simple rule

If an item helps explain the home, it may stay. If it explains the people who live there, usually put it away. We want the home - not the stuff - to be the star of the photographs.