

# How to Prepare for Real Estate Photos

The property will be photographed largely as-is, but the photographer may adjust certain items, lighting, or window settings.

While none of the following items are required, this list is designed to help you maximize the opportunity for marketing your home.

## **Appointment Duration**

Photos: 30 to 60 minutes

Photos & Floor Plans: 60 to 90 minutes

Photos & Virtual Tour: 2 hours

## **Storing Items**

Closets are not photographed.

Do not plan to move items during the appointment - if you are struggling to find storage for moved items, discuss with your agent which room or space can be omitted from photos to be used as additional storage.

## **Lights**

Please turn on all lights, ensure working bulbs, and turn off all ceiling fans.

## **Windows**

Any room with multiple window coverings should all be adjusted the same to match.

**Horizontal blinds and shutters** - it is best to keep horizontal blinds down, but opened in a flat position.

**Vertical blinds & curtains** - usually look best fully open.

## **Weather**

Inclement weather, especially rain and wind, inhibit drone flights and quality photo captures. If bad weather is forecasted, your agent or photographer might reschedule.

## **Occupancy**

**For optimal results and efficiency, we recommend that the property be unoccupied during photos and scans.**

This minimizes the chances of pets or people unintentionally appearing in shots, allows the photographer to focus without interruption or obstruction, and ensures the best angles are achieved.

Kindly consider making arrangements for pets and residents to leave for the appointment when possible.

**When pets and residents must remain at the residence, please plan ahead for a place to wait comfortably, removed from the photos or scans: a single room, separate floor, outside.**

As a reminder: there is no option for item/person/pet removal in Virtual Tour scans.

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## Exterior

- Move vehicles from the driveway
- Hide trash and recycling bins
- Tidy decks & pools: remove toys, hoses, debris, remove pool cover (seasonal)
- Tend to the lawn: mow, rake, weed, and remove dead plants

## Interior (All Rooms)

- Declutter as much as possible
- Clear surfaces: bathroom & kitchen countertops, nightstands, end tables, coffee tables
- Check light fixtures for working bulbs
- Turn off ceiling fans and store portable fans
- Hide waste bins, laundry baskets, pet items, remotes, chargers, and tissue boxes
- Vacuum carpets that show visible signs of traffic

## Kitchen

- Clear countertops of small appliances, food, and dishes
- Clear refrigerator exterior
- Hide soaps, towels, cleaning items, and draining racks
- Clean surfaces and floors
- Organize open shelves

## Bedrooms

- Dress beds and arrange pillows
- Clear surfaces: nightstands, dressers
- If you cannot clear these surfaces, declutter & organize them
- Store or tidy visible clothes/shoes
- Tidy childrens toys, changing tables, bookshelves

## Bathrooms

- Close toilet lids
- Clear countertops and visible bath/shower items (if glass or no door)
- Hide toiletries, brushes, wastebaskets, plungers, cleaning items
- Remove worn rugs and mats

## Plan

- Choose a designated room or space where pets & residents can wait comfortably during the appointment when leaving the property is not an option

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## About Samantha Rigo LLC

### Samantha Rigo

Owner, Photographer

Affiliate, Greater Binghamton Association of Realtors®

NYS Licensed Real Estate Associate Broker

Member, National, New York, and Greater Binghamton Association of Realtors®

FAA-certified remote pilot

Fully insured

Recognized in various publications, including *Sell It Like Serhant*

In the Community:

Member of the GB Chamber of Commerce

Board of Directors at Ross Park Zoo

### Jeremy Denmon

Photographer

NYS Licensed Real Estate Associate Broker

Member, National, New York, and Greater Binghamton Association of Realtors®

FAA-certified remote pilot

Fully insured

### Important:

The relationship between Seller and Listing Agent is both legally & ethically protected by New York State and the Association of Realtors®, by which Sam and Jeremy are both bound as NYS Associate Brokers and Realtors®.

While we believe this provides us with valuable insights when photographing your listing, we want to guarantee it never interferes with the respect, trust and confidence of the agents who engage our services.

In order to adhere to our legal and ethical standards, we will not be able to offer our opinion on listing decisions.

Thank you for your understanding and cooperation!

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