



## MICHAEL VINCENT PHOTOGRAPHY

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Congratulations on taking the steps to sell your home / commercial property!  
Let's take a moment to check the list and identify ways to make our pictures perfect!

The goal is to enable potential buyers to project themselves into the home.

The following checklist is provided for agents and homeowners to help prepare for the photographer's visit.

### Staging List | Inside

- Hide (out of sight): Trashcans, cleaning supplies, magazines, tissue boxes, knickknacks, etc.
- Religious, political, and highly personal items (e.g. family photos) should be removed
- Check that ALL light fixtures work properly. Turn every single light ON.
- Bathroom(s): Towels on towel bars. Remove toilet covers, toiletries, toys, magazines, etc.
- Remove or hide small area rugs (unbroken floor space increases perceived square footage)
- Walls: Add or remove, artwork. Clean any scuffs possible. Nothing leaning on the walls.
- Clean all windows, glass, and counter tops. Remove coffee makers, dish drains, etc.
- Open all door and window blinds or curtains. Let as much natural light in as possible.
- Refrigerator free of magnets, kids' drawings, and fingerprints.
- Hide or remove exposed power cords. Put away DVD's, remotes, books, coasters, gaming controls.
- Bedrooms: Beds made, tidy, objects off of dressers. Remove small area rugs. Close closet doors.
- Turn OFF: Ceiling fans, computers (screens, specifically), televisions
- People and pets cannot be visible in the photos. If you have cats, dogs or other pets that may be visible, you may want to arrange care for them during the shoot. Fish tanks are ok. This is also not a great time to throw a party, so please minimize foot traffic in the property during the shoot as well.

### Staging List | Outside

- Check that all light fixtures work properly. Turn every single light ON.
- Clean and sweep driveways, sidewalks, patios, decks, and staircases.
- Prune trees, foliage. Grass freshly cut and raked. Pool is clean with clear water or is neatly covered.
- Hide (or out of sight): Vehicles, trash cans, lawn equipment, toys (including pool area), garden tools.
- Garage (if being photographed) is clean and de-cluttered, no vehicles, as much off floor as possible.