



Photoshoot Preparedness Guide

Frank has a designated amount of time for each appointment, so properties should be ready to photograph upon arrival. Due to liability insurance limitations, Frank is not permitted to move personal belongings. However, it's acceptable for the client to move items from one room to another during the photoshoot so that clutter-free images can be taken. Here is a list of staging recommendations that will help your property lease or sell faster.

- Open window draperies to let in the light. Frank will adjust Plantation Blinds.
- Turn off all interior lighting, recessed lighting, ceiling lights, undercounter kitchen lighting, lamps, etc. Frank will decide which lights should be on for accentuation. All lightbulbs should be 5600k colour temperature.
- Remove drawings and souvenir magnets from refrigerator and cabinets.
- Remove large kitchen appliances to declutter countertops.
- Remove items that might be stored on top of refrigerator and kitchen cabinets.
- Clean stainless-steel appliances, hobs, kitchen sinks and faucets. Fingerprints, smudging, and water spots easily show up on stainless steel and glass hobs.
- Remove sponges, dish drainers, and dishes from kitchen countertops.
- Arrange couch pillows and straighten crooked wall photographs.
- Make beds and fluff pillows. Try to hide anything stored under the beds.
- Remove clothes' drying racks from view, or we can move during photoshoot.
- Remove bathrobes and clothing hanging on back of doors.
- Remove toothbrushes, holders, toothpaste, shaving razors, etc.
- Clean bathroom mirrors! Toothbrush spittle will show in photos. Yuk!
- Declutter rooms by removing framed family photos if possible.
- Remove expensive artwork or jewelry that you do not want photographed.
- Remove pet and baby toys from view.
- Trim the garden if possible and arrange garden hoses neatly.
- Remove debris from exterior front of home and pressure wash garden patio if possible. Seasonal leaves are fine. Frank will temporarily remove bins if they are not too heavy and if it's not raining.

If you have any additional questions, please contact your agent or Frank.

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