



PREPARING FOR YOUR CAPTURE SESSION

When preparing your property for your 3D or photo capture session, remember that the idea is to present it as a place someone would want to move into. That means by taking time to prepare your home before your photographer arrives will ensure that your shoot will go smoothly and you'll get the best results out of your session.

INSIDE THE PROPERTY

De-clutter

Put away anything out of place or should not be seen. Toys, clothing, nicknacks, old newspapers, and magazines, dishes, shoes, etc. You should also remove all small area rugs. Clutter sends the message that there isn't enough space in the home for everything.

Depersonalize

It would be best to put family photos, travel souvenirs, offensive art, or anything personal out of sight. People should feel like they are looking at their new home, not yours!

De-Season

Remove any holiday or season-specific decor that can date your property listing. Seeing holiday decorations months after the holiday has passed sends the message that this house hasn't sold for a long time. Instead, consider putting out vases of fresh flowers or plants.

General Housekeeping

You'll want your home to be "showroom ready" for photos. The most important thing is to replace all burned out light bulbs, which send the message that a home is not well maintained. Dust on furniture, dried food on counters, and other such things will show up in your photos and virtual tours. Be sure to vacuum carpets and clean floors. If possible, have windows cleaned inside and out, especially if the exterior view is essential to your session. Hide all trash cans. If you have pets, hide all food/water bowls, pet beds, and pet toys.

Kitchens

Clean the kitchen sink and put away all the dishes. Clear all kitchen countertops and put away toasters, can openers, etc. Wipe fingerprints from doors and cabinets. Mop kitchen floors. Remove all magnets and decorations from the refrigerator. Consider decorating the tables with your prettiest place settings.

Bedrooms

Make beds, fluff pillows, and ensure that bedspreads and bed skirts are even and wrinkle-free. Remove personal items from dressers and night tables. Remove tissue boxes, charging chords, and anything else that clutters the room. If you store things under the beds, be sure the bedspread covers them. Stuff under beds sends the message that there is not enough storage in your home.



Bathrooms

Clear all bathroom countertops and put away all personal items, toothbrushes, hair products, etc. Remove all shampoos, conditioners, body washes, etc., from the shower. Put out the guest towels and hide all the others. Put all toilet seats and lids down. Don't forget to replace any burnt-out vanity lights!

OUTSIDE THE PROPERTY

Landscaping

Trim the lawn, rake leaves, prune bushes and trees. Check landscape lighting, especially if your session is later in the day.

General Cleanup

Clean up after any pets. Put away all garbage cans, hoses, garden tools, toys, bikes, etc. Remove lawn decorations.

Pools, Hot Tubs, or Spas

Remove pool gates and covers. Remove any debris and have the pool or hot tub cleaned. Put away any pool toys, cleaners, hoses, etc. Replace any burnt-out lighting.

Patios & Decks

Open the umbrellas on any patio sets and uncover grills. Remove any seasonal/holiday decorations.

Driveways

Clean pavement if needed. Clear all cars and vehicles from the driveway and the street in front of the home.

BEFORE YOUR SESSION

- Turn on ALL interior lights, including lamps, furniture cabinet lights, ceiling lights, counter lights, stove hoods, etc.
- TIP: Be sure to read our article, [Lighting Your Property To Sell](#), for more home lighting tips.
- Turn OFF all ceiling fans.
- Light fireplaces and candles.
- Open all blinds, shades, and curtains. Remove any damaged, discolored, or broken blinds.
- Please secure pets in a safe location, away from all rooms being photographed.

COVID SAFE POLICY

Our staff, clients, and homeowners' health and safety are of the utmost importance to us. As a precaution, our team is tested for COVID-19 infections weekly and instructed to maintain strict compliance with COVID Safe practices recommended by health officials. Upon arrival, you will see us wearing a facial covering and keeping social distancing from occupants of homes we capture. For your session's efficiency and to minimize unnecessary exposure, we highly encourage homeowners and pets NOT to be present for your session. It is important to note that photographers will capture the space "as-is" and are not permitted to handle any cleaning, dusting, or moving household items or furniture. We recommend that agents arrive at the property at least 1 hour before your appointment to assist in pre-staging and prepare for your session. If you have any questions at all, please feel free to call us at 561.406.8020 or email booking@immersivespaces.co.