

Preparing your Home for Photographs

You can improve the value of your home and therefore increase your selling price by presenting your home in an attractive way. Take a step back and view your property with a critical eye. The Photographs being the first thing a Potential buyer sees can influence whether or not they want to come and take a look at your Home.

- What improvements can you make?
- How would a potential buyer see your home?
- Can they easily see themselves living there? What is its curb appeal?

Remember, first impressions count and the property should be presentable both inside and out.

INSIDE THE HOME

- CLEAN, make sure the house is spotless.
- Remove or hide all family photos and religious artifacts that may appear on pictures of the Interior.
- Eliminate clutter and re-arrange to make rooms appear larger.
- Keep the Kitchen counter clear and clutter free. Store away all small appliances. Fix imperfections if needed, and remove magnets from the Fridge.
- Replace visible linens, with brand new.
- Ensure bathroom is cleaned (this includes the floor, mirror and counter)
- Replace worn-out lighting.
- Ensure electrical, telephone and cable wires are hidden or barely visible.
- Ensure windows and reflective surfaces on the property are polished.
- For all bedrooms, replace linens with crisp brightly colored linens and pillows cases, and keep end tables free of clutter. - Think Hotel-chic look.
- For rooms used as an office, ensure desk is cleared of all sensitive documents and kept neat and clutter free.
- Vacuum all floors, carpets and staircases.

OUTSIDE THE HOME

- On the exterior of the property ensure all clutter is removed or hidden away. Including garbage cans, basketball poles and other distractions.
- Weed the garden and mow the lawn.
- Fix stains or any damages on the driveway. Trim hedges and bushes if needed.
- Ensure Realtor and Real estate board signs are placed on property AFTER pictures are taken, as having these signs appear on pictures go against MLS listing policies.
- Remove cars from the driveway and park away from the property.