

BENAIAH STUDIOS

Client Prep Sheet

You have 20 seconds to make a lasting first impression to a potential buyer. Marketing and presenting your residence in its finest "show ready" condition attracts buyer interest, dramatically increases showings, and ultimately leads to a faster closing. As a seller in today's market, you play a vital role in accomplishing this. Properly preparing your home for the photo session helps us capture elegant images that grab attention. Follow this guide to get your home ready for the photo session and buyer showings should soon follow! Items cannot be moved from room to room while the photographer is on site. The interior and exterior need to be staged and ready prior to our arrival. In the event your home is not photo ready before the appointment, please arrange for your photo session to be rescheduled by 5pm the day before your session.

Living Areas

Remove:

- ☐ General Clutter
- ☐ Tissue Boxes
- ☐ Remote Controls
- ☐ As many personal photos & items as possible
- ☐ Hide Children's Toys & Portable Cribs
- ☐ Sweep floors & Vacuum carpets

Note: If large area rugs cover beautiful flooring, remove the rugs. We want to show off what they're going to buy, not your decorations.

Kitchen

Remove:

- ☐ Small Appliances
- ☐ Magnets & Pictures on refrigerator
- ☐ Sponges & soap dispensers
- ☐ Items on top of the fridge
- ☐ Wipe down counter tops
- ☐ Throw Rugs/mats

Note: Optionally, set the table with a full table setting. A bottle of wine with wine glasses can be a nice touch too.

Bedrooms

Remove:

- ☐ Tissue Boxes
- ☐ Personal Items
- ☐ Remote Controls, Alarm Clocks, & Chargers
- ☐ Make all beds
- ☐ Sweep floors & Vacuum carpets
- ☐ Organize Children's Toys

Note: It's important for these rooms to feel warm and inviting

Bathrooms

Remove:

- ☐ Toiletries – soap dispensers, toothbrushes, cosmetics & items in the shower
- ☐ Throw rugs
- ☐ Bathroom scales
- ☐ Wipe Down Counters

Note: Have clean folded towels in their normal areas. If any visible area is dirty, please clean

Outside

Checklist:

- ☐ Roll up hoses
- ☐ Set up outdoor furniture – open umbrellas
- ☐ Remove trash cans – put them in the garage or by the street as far from the house as possible
- ☐ Have the lawn at a presentable level

Note: A fresh cut is not necessary

Finishing Touches

Right before your scheduled time make sure:

- ☐ interior lights are on
- ☐ Blinds are open
- ☐ Ceiling fans are off
- ☐ Bulbs are a consistent color
- ☐ Remove cars from the driveway – do not park in front of the house

Important Tips

- The laundry room or garage make a great temporary spot for items that you need to quickly make disappear for the shoot. If there is not enough room in those spaces, please hide additional items in closets or under beds.
- Remove seasonal decorations if possible.

REMEMBER: Anything that is in the room will be captured in the photo, so remove anything of value that you do not want visible in photos. The photographer will be happy to walk through the home with you before the shoot; however, they only make light staging suggestions and micro adjustments. Moving items from room to room is not an option while the photographer is there; everything needs to be moved ahead of time. Thank you for the opportunity to photograph your home, we look forward to you seeing the finished media.