



# Oak & Axis Realty Complete Home Preparation Guide for Professional Listing Photography

Professional photography is one of the most important parts of marketing your home. Most buyers first see the property online, so preparing the home before the photographer arrives helps ensure it presents at its absolute best. This guide walks through preparation by room as well as what to do the day before and the morning of the photography appointment.

## Room-by-Room Preparation

### *Exterior*

- Mow the lawn and edge sidewalks and driveway
- Remove vehicles from driveway and street in front of the home
- Hide trash cans, hoses, and yard tools
- Sweep patios, porches, and entryways
- Arrange outdoor furniture neatly
- Open patio umbrellas if applicable
- Turn on pool features or fountains if applicable

### *Kitchen*

- Clear countertops of small appliances and clutter
- Leave only minimal decorative items
- Remove dish soap, sponges, and drying racks
- Ensure sink is empty and clean
- Hide trash cans if possible
- Straighten bar stools and dining chairs

### *Living Areas*

- Remove excessive decorations and personal items
- Straighten pillows and blankets
- Turn off televisions and computer screens
- Hide remote controls and visible cords
- Open blinds and curtains for natural light

## ***Bedrooms***

- Make beds neatly with coordinated bedding
- Remove excess pillows and personal items
- Clean nightstands except for minimal decor
- Ensure floors are clear of clothing or clutter

## ***Bathrooms***

- Remove personal toiletries and toothbrushes
- Place fresh towels neatly on racks
- Close toilet lids
- Clean mirrors and glass surfaces
- Hide trash cans and cleaning supplies

## **Day Before Photography**

- Vacuum and sweep floors throughout the home
- Declutter surfaces, tables, and countertops
- Wash dishes and clear sinks
- Store personal photos and paperwork
- Clean mirrors, windows, and reflective surfaces
- Finish yard work and exterior cleaning

## **Morning of the Photo Shoot**

- Turn on all interior lights
- Open blinds and curtains
- Turn off ceiling fans
- Remove pet bowls, beds, and toys
- Secure pets during the photography session
- Take out trash and hide trash cans
- Do a final walkthrough to remove clutter

## **Common Things That Show Up in Photos (But Shouldn't)**

- Refrigerator magnets
- Paper towels on countertops

- Toothbrushes and soap bottles
- Trash cans
- Pet bowls and pet toys
- Excess decorative pillows
- Cleaning supplies left out
- Mail, paperwork, or personal documents

Preparing the home using this checklist helps ensure the property photographs beautifully and creates the strongest possible first impression for buyers viewing the listing online.

