

Make the most of your virtual tour by making sure your property looks amazing. Remember a virtual tour is an online open house, so get rid of the clutter and make it shine! Here are some tips to make your property look its best.

Outdoors:

- Spruce up your garden and lawn; trim shrubbery, consider planting some flowers.
- Yard and patio should be neat; outdoor furniture should be in good condition.
- Mow the lawn; make sure the driveway and entry are free of clutter (toys, bikes, etc.)
- Keep sidewalk free of grass cuttings and leaves.

Living Area:

- Remove clutter and tidy up shelves and table tops.
- Move excess furniture out of rooms. You want the space clean, open, and clutter-free (dog crates, tray-tables, etc.)
- Consider moving excess items or packing boxes to the garage.
- Replace burnt out light bulbs; great photography requires proper lighting.
- Vacuum, clean windows and surfaces.

Kitchen:

- Clean off kitchen counters; remove any clutter.
- Make sure dirty/clean dishes are out of the sink and put away.
- Empty the garbage can.

Bathroom:

- Put essential items that are used daily into a small box that can be stored away.
- Clean the toilet lid and empty the garbage.
- Clean mirror and glass surfaces.
- Hang your best towels neatly from the towel bar.

Bedrooms:

- Make the beds; dress them up with your best comforters and pillow shams.
- Remove clutter from nightstands, tidy up the dresser tops.

Overall/General:

- Clean floors and surfaces look best in photos.
- Check the basics around the property to make sure it is clutter free and picture ready.
- Turn on as many lights as you can when the photographer arrives. It gives a warm glow and makes your rooms look more inviting.
- Try not to be in the room the photographer is photographing as you may end up in the photo!
- Please make sure pets, even if friendly are in a room that won't be photographed. We don't want to accidentally let out a beloved family member.

The Photographer cannot:

- Stage a home or move furniture.
- Clean or dust.
- Move garbage/trash.
- Pick up/move clutter (toys, dirty dishes, dog toys, etc.)