



By following some of the guidelines below, we should be able to really make your home stand apart from the crowd during the photo and video session.

Our Process:

- We will arrive a few minutes prior to the scheduled time to unload and set-up our equipment.
- We will introduce ourselves to the homeowner/tenant if present and answer any questions.
- A pre-walk-through of the home will be done at this time if needed by the photographer or if requested by the homeowner.
- Our preferred order of shooting is as follows:
 - Shoot interior Stills
 - Shoot exterior Stills
 - Panoramas and Video (*if applicable*)

Because we are constantly on the go, "*moving things out of the way*" doesn't work well and takes time. Anything in question should be placed in the garage, a closet or a room that will not be included in the photo tour.

PLEASE NOTE: On average, we are on the premises for approximately 1 hour for a median size home. *Please have the home ready when we arrive.* Delays not only hinder our production, but also hinder our artistic ability to make your home and others stand apart from the crowd.

Here are some tips to help your home out-shine the rest:

Outside

- Prior to our arrival, please move vehicles and trash receptacles from the front of home.
- If possible, please remove the "For Sale" sign and any "Beware of Dog" signs.

Kitchens

- Clear the counters of clutter and/or "decorations" to allow the viewer to see how much space they offer. Small appliances such as the toaster, blenders etc. *can* make the counters feel cluttered and detract from the spaciousness of the room. If possible please remove them during photography. A few items on the counter such as decorative canisters or other decorations are great and can even lend to the character of the room. Please keep in mind: A LITTLE GOES A LONG WAY!
- Remove Calendars from view completely. They can date your listing.
- **Clear the refrigerator and oven of ALL attached personal items** (i.e. towels, magnets, schedules, lists, pictures, etc. This will allow the viewers' eye to focus on the room, not what's on the fridge)
- Trash cans should be removed from view.
- Empty the sink; remove any soap dispensers, cleaning utensils, strainers etc.
- Oven/Range should be clear of ALL towels if possible.
- Light bulbs in appliances (i.e overhead micro/range hood) should be operational.
- Any and all "PET" items should be hidden from the photographer at all times. (i.e. beds, kennels, terrariums, etc...) Please note... *we love pets*, but not all buyers do.

Bedrooms

- Beds made, pillows fluffed, and no box-springs showing if possible.
- Please remove identifying photos and letters of children's names from walls.
- Kleenex and personal items should not be in view. (i.e. eyeglasses, prescriptions, medicine, etc...)
- Any and all "PET" items should be hidden from the photographer at all times. (i.e. beds, kennels, terrariums, etc...) Please note... *we love pets*, but not all buyers do.
- Posters/Art that are "Taste Specific" are not advisable. (i.e. Politics, Drugs, Rock&Roll, Pin-ups. etc...)
- Please make sure all bedrooms have working light-bulbs in **ALL** fixtures.

General

- Unless your realtor has advised you otherwise, please open all window blinds and/or drapes and REMOVE from view any Items *not* included in the sale of the home .
- We can "blur" or edit out any artwork or other expensive items you wish to have concealed on the tour but are unable to move. Please let the photographers know of such items prior to photography.
- Window boxes are fine if they do not block the **view**.
- Remove any furniture from in front of the windows if it blocks the view.
- Please be sure that all light-bulbs are operational in home.
- Please turn ALL ceiling fans OFF.
- Televisions should be turned OFF.
- Please make all beds and close closet doors unless your realtor has asked that they remain open for the tour.
- Open doors between rooms to give an open feeling.
- Remove **ALL** pet products: food bowls, toys, bedding, etc.
- We cannot assume liability for moving furniture, etc.
- Remove small rugs... *especially* from wood/tile floors.
- *Conceal cords. (if possible)*
- Baskets of shoes and/or slip on shoe covers *should be* placed in a closet during photography.
- Open house signs should be out of view.

Bathrooms

- Please place all Toilet lids in the "Down" position.
- It's usually better to have NO toilet paper rolls on rollers.
- Remove all personal items from countertop. (toothbrush, "USED" soap, make-up, perfume, etc....)
- Any cleaning utensils or trash cans should be cleared from view.
- Shower curtains should be closed or 1/3 open towards the fixtures.

You only get one chance to make a GREAT first impression. By thoroughly preparing for your photo session, we'll have more time to concentrate on making your home stand apart from the rest.

These "Photography Preparation Tips" were developed by HotShotPros.com in conjunction with first hand experiences of top Real Estate Agents and our photographers in the Colorado Front Range over the last 7 years. Please let us know if you think we should add to this guide during our visit to your home.

Thank you for choosing Hot Shot Pros!



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