AdReach Studios

SELLER PREP CHECKLIST

Getting your home ready for photos.

Buyers see your home on a phone first, and decide in seconds whether to book a showing. Most of this takes an afternoon, and it makes the biggest difference on camera.

INSIDE

- [ ] Turn on every light — lamps, under-cabinet, closets, exterior — and replace dead bulbs so the colors match from room to room.
- [ ] Open blinds and curtains, and set them to the same height throughout.
- [ ] Clear kitchen and bathroom counters down to one or two deliberate pieces.
- [ ] Put away family photos, mail, medication, keys and anything showing a name or address.
- [ ] Hide trash cans, pet bowls, litter boxes, cords and chargers.
- [ ] Make every bed, and straighten throws and cushions.
- [ ] Close toilet lids, pull back shower curtains, and hang one matching set of towels.

OUTSIDE

- [ ] Move cars off the driveway and away from the front of the house.
- [ ] Mow, edge, and clear leaves, hoses and toys from the yard.
- [ ] Put trash cans out of sight, and take down seasonal decorations that would date the listing.
- [ ] Uncover and clean the pool or hot tub, and switch on any water features.
- [ ] Plan for pets to be out of the house while we shoot.

ON THE DAY

- [ ] Switch off ceiling fans and anything else spinning in frame — on video it reads as flicker.
- [ ] Keep a space clear close by where we can park and unload equipment.