



Preparing for Real Estate Photography

Hello home-seller! Your listing agent has chosen to partner with one of the leading real estate photography companies in Texas to ensure that your home not only meets, but exceeds the online marketing presence standard. Chateau Shooters takes pride in photographing each home and asks for our homeowner's assistance in preparing their house for the crazy amount of showings they are about to receive after we finished photographing the property. This 2-page pamphlet will let you know everything you need to know about the process.

What we are:

Knowledgeable real estate photographers. We are here to make sure that your listing's photographs ROCK! Providing the best, most accurate depiction of the home or property is our way of making your life just a little bit easier.

What we are not:

Maids. While we may move a thing or two, *we suggest tackling the enclosed to-do list as well as basic household cleaning.* We photograph listings as-is, so as long as you are happy with the preparation prior to our arrival, we are happy to photograph it!

Home stagers. On the day of the shoot we are there to photograph the home typically as-is, so preparation for the shoot prior to our arrival is key!

Landscapers. Any flowers, pots or other landscaping ornamentation should be put in the correct place prior to our arrival. We will be sure to remove (and put back) any security signs and "For Sale" signs for the photography.

How long does it take?

Assuming that a listing is properly prepared prior to our arrival, homes take approximately 10-15 minutes for every 1,000 square feet.

With this in mind, we have enclosed a helpful to-do checklist of recommendations that will assist us in properly showcasing your home. You want your home to sell fast, right?! We do too, and we look forward to working with you.

We suggest the following inside:

- Bulbs are fresh in all lights and fixtures (this includes ceiling fixtures and lamps)
- All fans are turned OFF
- Blinds are in physical and aesthetic working order, able to be easily opened and closed
- All personal goods are removed from the shower stalls (soaps, shampoos, loofas, etc)
- Toothbrushes, toothpaste, personal hygiene items are cleared from the bathroom counters
- Toilet seats are down
- Towels are put away properly
- Small kitchen appliances are removed from countertops
- All soap and dishes are removed from the sink
- All food is put away in cabinets or pantry
- All beds are made
- Carpets are vacuumed and floors are cleaned
- There are no visible boxes or piles of clutter under the bed
- Laundry is removed from front-loading washers and dryers and laundry room has no hanging clothes
- Dog/cat bowls and toys are put away
- Dogs are restrained during the shoot
- Conceal all computer/electrical cabling as best as possible
- All mirrors and hanging items are straight
- All portable electronics are put away
- All surfaces are clutter-free (dining room tables, counters, etc.)
- Computer monitors and television screens are turned off

We suggest the following outside:

- Parked cars should be parked in the garage or on the street not directly in front of the listing
- Hoses are put away in an organized fashion or hidden
- Flags and collegiate yard ornamentation is removed
- Any leaves on patios or porches have been swept
- Toys/sporting equipment is removed from the backyard and put up
- Pool is cleaned and free of cleaning devices and/or toys
- Patio/deck furniture is properly arranged
- Built-in grills are cleaned on the outside with the cover removed
- Moveable grills are moved to the side of the house or garage
- Dog droppings are picked up from the yard