



PHOTOGRAPHY

carlahoade.com | 406-599-3320 | carlahoade@gmail.com

AGENT / SELLER PRE-APPOINTMENT CHECKLIST

Preparing Your Home for Professional Photography & Maximum Buyer Appeal

Having your home professionally photographed is one of the most important steps in creating strong first impressions online and attracting potential buyers. Professional photography and staging are designed to highlight your home's best features and help buyers emotionally connect with the space.

Please understand that recommendations may differ from your personal style or daily living preferences. Suggestions are based on current market trends, buyer expectations, and proven real estate marketing strategies.

Use this checklist to prepare your home before the listing appointment and photography session.

GENERAL HOME PREPARATION

Exterior / Curb Appeal

- ☐ Mow lawn and trim edges
 - ☐ Remove weeds and dead plants
 - ☐ Trim bushes and trees away from windows/walkways
 - ☐ Remove hoses, tools, toys, and yard clutter
 - ☐ Sweep driveway, walkways, porch, and patio
 - ☐ Clean windows and front door
 - ☐ Replace burnt-out exterior light bulbs
 - ☐ Remove vehicles from driveway (if requested)
 - ☐ Hide garbage and recycling bins
 - ☐ Add fresh mulch or seasonal flowers if needed
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ENTRYWAY

- ☐ Remove shoes, coats, bags, and personal items
 - ☐ Clean door glass and entry surfaces
 - ☐ Minimize décor and furniture
 - ☐ Ensure all lighting is working
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LIVING ROOM / FAMILY ROOM

- ☐ Remove excessive decorations and personal photos
- ☐ Declutter tables, shelves, and entertainment centers
- ☐ Hide remote controls, cords, and chargers
- ☐ Vacuum carpets and clean floors
- ☐ Fluff and arrange pillows
- ☐ Open blinds/curtains for natural light
- ☐ Remove pet items (beds, bowls, toys)

HOME OFFICE

- ☐ Remove paperwork and clutter
 - ☐ Organize cords and electronics
 - ☐ Clear desk surfaces
 - ☐ Store personal or confidential information
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KITCHEN

- ☐ Clear countertops except for minimal décor
- ☐ Remove magnets, notes, and photos from refrigerator
- ☐ Store small appliances when possible
- ☐ Empty sink and clean faucet
- ☐ Hide dish soap, sponges, and drying racks
- ☐ Clean stainless-steel appliances
- ☐ Remove trash cans from sight
- ☐ Organize pantry and visible cabinets

DINING ROOM

- ☐ Clear unnecessary items from table
 - ☐ Straighten chairs evenly
 - ☐ Add simple centerpiece if desired
 - ☐ Clean floors and surfaces
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BEDROOMS

- ☐ Make beds
- ☐ Remove clutter from nightstands and dressers
- ☐ Store laundry baskets and personal items
- ☐ Minimize visible cords and electronics
- ☐ Organize closets (buyers often look inside)

CHILDREN'S ROOMS

- ☐ Make beds
 - ☐ Put away toys and stuffed animals
 - ☐ Organize shelves and closets
 - ☐ Remove excessive wall clutter if possible
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BATHROOMS

- ☐ Remove toiletries and personal hygiene items
 - ☐ Put away medications and valuables
 - ☐ Clean mirrors, counters, showers, and tubs
 - ☐ Hang towels
 - ☐ Close toilet lids
 - ☐ Empty trash bins
 - ☐ Remove bath mats if requested
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PET PREPARATION

- ☐ Remove pet bowls, litter boxes, and beds
 - ☐ Vacuum pet hair from furniture and floors
 - ☐ Arrange for pets to be off-site during photos (if possible)
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FINAL PHOTOGRAPHY DAY CHECKLIST

- ☐ Turn on all interior and exterior lights
 - ☐ Open all blinds and curtains
 - ☐ Replace burnt-out bulbs with matching color temperature
 - ☐ Hide garbage cans
 - ☐ Remove cars from driveway and front of home
 - ☐ Turn off ceiling fans and televisions
 - ☐ Secure valuables and sensitive documents
 - ☐ Ensure all rooms are clean
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NOTES / SPECIAL INSTRUCTIONS
