



The Cunningham Team

Your Greenville Real Estate Experts



Photo Preparations

Photos play a big part in drawing buyers to your house. In order to put your home in the best light **WE ASK OUR CLIENTS TO LEAVE THE HOUSE BEFORE WE BEGIN to run our equipment that generates the 3D virtual tour.** Once we begin the process nothing in the house can be moved. Lights must stay on, doors, window treatments, personal items, and pets are cannot move or there will be shadows and blurs in the 3D tour. To ensure of that we ask you to leave while we shoot the home. The process takes approximately 1.5 to 3 hours depending on the size and style of the home. We will text or call you when we finish. The details below may seem insignificant but they can make a world of difference!

You do not have to live like this! This is only for photos. Of course you will want your house is top shape for showings too!

General Tips

- ☐ Thoroughly clean whole house (Vacuum and/or clean floors, countertops, windows)
- ☐ Turn all overhead lights and lamps ON
- ☐ Replace all burned out and missing light bulbs
- ☐ Turn all ceiling fans OFF
- ☐ Turn all TVs OFF
- ☐ Turn all computer screens OFF
- ☐ Open blinds/window treatments uniformly to let in outside light.
- ☐ All horizontal blinds lowered and slats open
- ☐ Make all beds
- ☐ Remove small floor rugs to reveal flooring
- ☐ Place all shoes/jackets in closets
- ☐ Hide mobile docking stations and charging cables
- ☐ Remove any pet related items, beds, toys, litterbox, food and water bowls



The Cunningham Team

Your Greenville Real Estate Experts



Photo Preparations

Curb Appeal

- ☐ Close garage doors
- ☐ Remove cars from driveway and front of home
- ☐ Clean up landscaping (mow, trim shrubs, clear leaves)
- ☐ Remove empty planters
- ☐ Use broom to remove cobwebs from eaves and door frames
- ☐ Remove visible water hoses
- ☐ Remove toys, sports balls, basketball goals, soccer goals, etc.
- ☐ Clean gutters
- ☐ Hide garbage can

Back Yard

- ☐ Clean up flowerbeds, trim bushes, mow the lawn, clean up leaves
- ☐ Clean porch, patio/deck
- ☐ tidy up outdoor tables/chairs/cushions; Pillows/cushions should be fresh, not faded
- ☐ Clear out kid's toys, balls, frisbees, etc.
- ☐ Clean pool, hide pool equipment
- ☐ Turn on any pool fountains/water features
- ☐ Uncover grill if it looks good
- ☐ Visible areas under decks and porches should be organized and free of unsightly items

Kitchen

- ☐ Clear countertops completely.
- ☐ Leave out max of one small appliance (ex. coffee maker)
- ☐ Clear outside of refrigerator of magnets, papers, photos, etc.
- ☐ Hide garbage cans in pantry or closet
- ☐ Remove dishes from sink, place in dishwasher
- ☐ Remove floor mats
- ☐ Clean appliances thoroughly
- ☐ Ensure table is centered under chandelier, if possible



The Cunningham Team

Your Greenville Real Estate Experts



Photo Preparations

Dining Room

- ☐ Clear table, dust and polish the table top
- ☐ Use decorative place setting if available, but not too busy. Keep it simple.
- ☐ Feature one center piece such as a bouquet of flowers
- ☐ Straighten all chairs and space them evenly
- ☐ Open blinds/curtains evenly
- ☐ De-clutter items in china cabinets, etc.
- ☐ Remove child seats/booster chairs

Living Room

- ☐ Remove stacks of magazines, papers, mail, etc.
- ☐ De-clutter fireplace mantel/hearth
- ☐ Fluff and arrange furniture pillows
- ☐ Remove kid's toys
- ☐ Hide remote controls
- ☐ Remove pet beds and toys
- ☐ Adjust window blinds uniformly

Master Suite

- ☐ Make bed, including decorative pillows/shams if available
- ☐ Press bed linens and bed skirts
- ☐ Clear nightstands of all personal items
- ☐ Remove all clutter from top of dressers
- ☐ Ensure items stored under bed cannot be seen



The Cunningham Team

Your Greenville Real Estate Experts



Photo Preparations

Secondary Bedrooms

- ☐ Remove personalized names from walls
- ☐ Remove wall stickers/posters
- ☐ Ensure items stored under bed cannot be seen
- ☐ For nurseries, remove/hide items like diaper genies, changing table mats/pads, etc.

Bathrooms

- ☐ Clear countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- ☐ Put toilet seats down
- ☐ Hide toilet brushes
- ☐ Close closet doors
- ☐ Remove shampoo, soap, loofahs, etc. from showers and tubs
- ☐ Remove dirty towels - leave out only new, unused towels
- ☐ Remove floor mats
- ☐ Remove stools, bath toys, laundry bins and trash cans
- ☐ Ensure mirrors and counter

Pets

- ☐ Place food and water bowls in pantry or closet
- ☐ Place pet beds/toys in pantry or closet
- ☐ Use lint roller on and/or vacuum furniture to remove pet hair
- ☐ Contain pets in hidden crate or outside, or remove from home
- ☐ Clear yard of pet waste/toys