



PREPARATION GUIDE



PREPARATION FOR THE PHOTO SHOOT (FOR THE SELLER)

This tool will help you maximize the presentation of your property for the photo shoot. It can also serve as a reference point before visits. Please provide boxes that you will store in the garage or in a storage space that will not be photographed (refer to your broker for the choice of space). If you have any questions, do not hesitate to ask your broker: they are well-versed in the marketing strategy surrounding the sale of your residence.

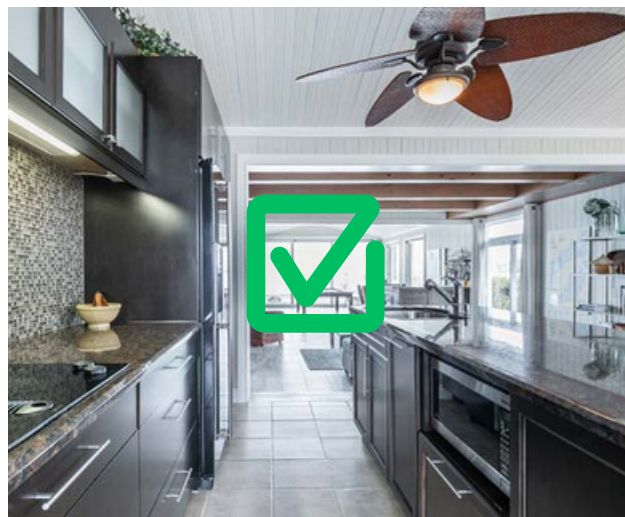
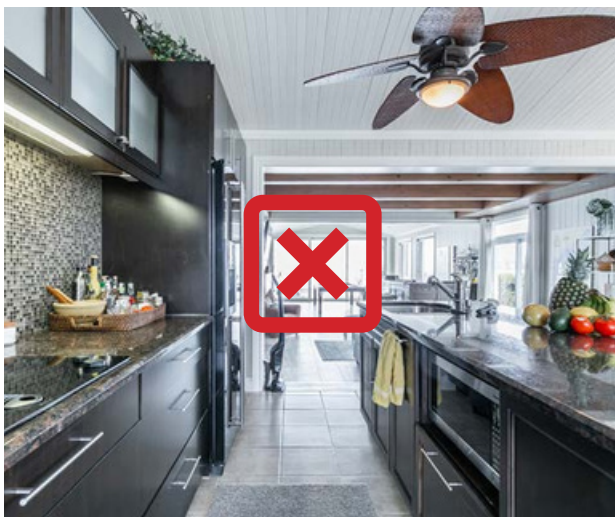
GENERAL INSTRUCTIONS

- +Clear the rooms of all your **personal belongings**: prescription medication left in the bathroom, discount coupons on the fridge, calendars on which you have noted your appointments, family photos, etc.;
- +Replace burned out light bulbs;
- +Put away shoes in the entrance;
- +Put away any clothes left lying around;
- +Store all smoking accessories;
- +Store all personal papers left on desks, kitchen counters, in the entrance;
- +Remove objects placed on windowsills and stairs.

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KITCHEN AND DINING ROOM

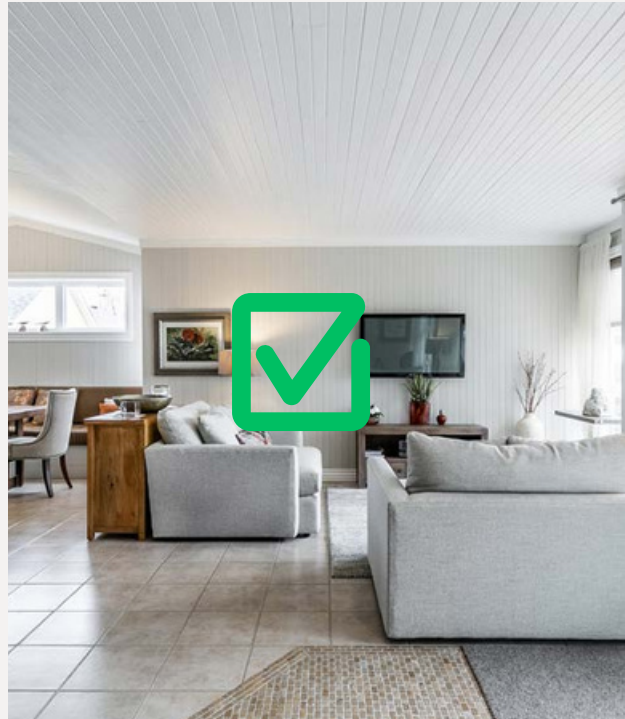
- +Remove dish towels;
- +Clear the countertops (food processor, kettle, dish soap, etc.). Be careful not to overdo the storage. Place a selected object in a corner or on an island, such as a decorative bowl or plant. This will highlight a beautiful countertop and make the room more warm and inviting;
- +Conceal recycling bins and trash cans;
- +Remove photos, magnets, and accessories from the refrigerator;
- +Remove bowls and any other pet accessories;
- +On the table, leave only the bare minimum or a bouquet of flowers. Remove the tablecloth;
- +Store unused chairs;
- +Remove high chairs and other children's chairs.



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LIVING ROOM

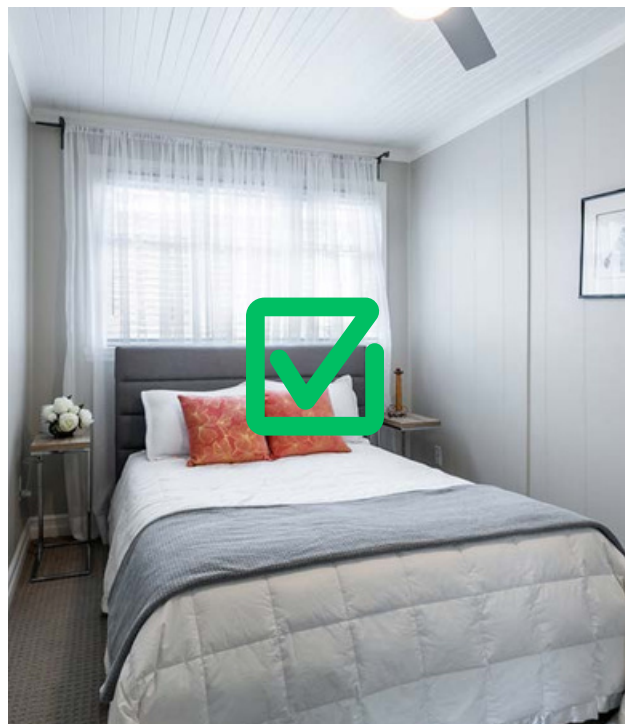
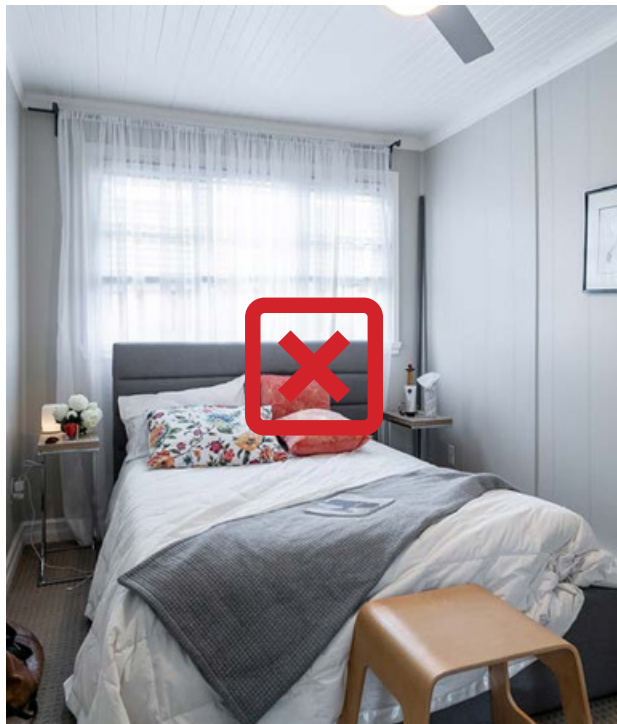
- +Remove stacks of magazines and newspapers;
- +Clear the fireplace mantel, leaving only 2 or 3 decorative accessories;
- +Choose your nicest cushions, arrange and organize them;
- +Store children's toys.



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BEDROOM

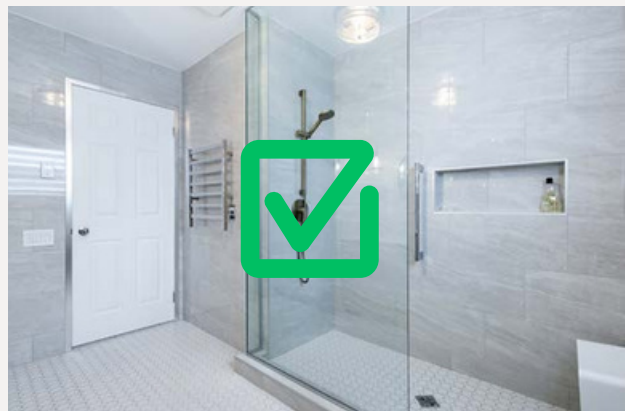
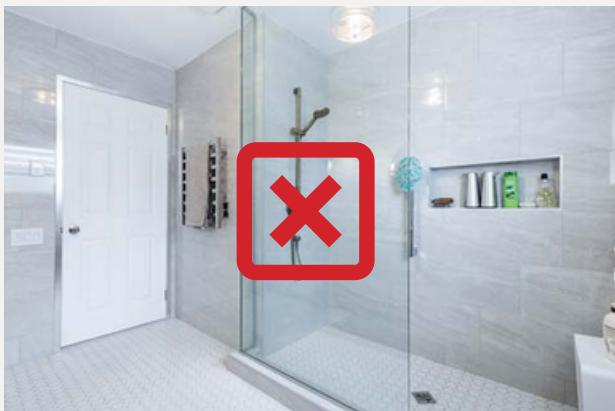
- +Make the beds;
- +Place cell phones, tablets, and chargers in drawers;
- +Clear the tops of furniture (remove any personal items);
- +Store clothes and shoes;
- +Clean under the bed and hide **any items that could appear in the photos.**



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BATHROOM

- + Hide the trash can and laundry baskets;
- + Hide tissue boxes;
- + Remove clothes hanging behind doors;
- + Clear personal items from the countertops;
- + Remove cosmetics from the shower and bath;
- + Lower the toilet seat and lid;
- + Place nice towels on the towel rack;
- + Remove the bath mat and toilet seat cover.



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OFFICE

- + Organize papers and pencils. Put everything in order.

OUTSIDE

- +Mow the lawn or clear the front of the property depending on the season;
- +Tidy up the yard (toys, terrace, balcony, etc.).

A LITTLE BEFORE THE PHOTOGRAPHER ARRIVES

- +Park vehicles on the opposite side of the street from the house;
- +Hide waste, compost and recycling bins from view;
- +Turn on all lights and fixtures in the residence;
- +Open curtains in all rooms.