

Preparing Your Property

If these guidelines are followed your property will be shown in the best possible light. Please ensure that your property is cleaned and free from clutter before your appointment.

Outside

Do a 'Drive-By' with fresh eyes....

- **View** your property from a **buyer's perspective**, whatever you find to be distracting or irrelevant to the property should be removed or fixed.
- Remove all **vehicles** from the driveway
- **Close garage** doors
- Remove **garbage bins** from sight, as well as any other distracting items
- Mow **lawns** and **tidy up gardens**
- Remove **toys, bicycles** and anything else out of place
- Remove any obvious oil stains from driveway
- If you have a **pool**, ensure it is *sparkling* and remove cleaning equipment

Remember you want the house to be the main focal point, not attention drawn to items that may need repairing or replacing.

Inside

- Clean floors
- Open windows or blinds to let in light – only need to clean windows **IF** there's been long term salt spray or dirt residue, otherwise small marks won't show
- **Turn all lights and lamps on**
- **Replace any missing light bulbs** – **VERY IMPORTANT** for best results
- Turn all other appliances off, such as the TV
- Place all toilet lids down
- **Remove all personal products** from bathroom – looks cleaner and larger
- Make beds and remove unnecessary clutter or furniture from bedrooms
- Hide all electrical cables from view
- De-clutter rooms of personal items such e.g. **photographs**
- Clear **kitchen benches** and remove all small appliances
- Remove all **photos and magnets** from the **refrigerator**
- Remove all clutter from rooms being photographed
- Set up **dining table so it has an inviting setting** (optional)
- Add some bright coloured **towels** and soaps to bathrooms (optional)
- Ensure your pets are away from areas to be photographed (optional)

By following these simple guidelines your property will have a bigger impact in photographs and will be sure to draw more positive attention.