



## Here are my top tips

### Exterior

Look at the outside of your property from a buyer's perspective, whatever you find to be distracting, messy, broken or untidy should be removed or fixed.

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Hoses - neatly coiled up on rack, or out of sight.                         |
| <input type="checkbox"/> | Lawns - recently cut. Leaves - swept up/away.                              |
| <input type="checkbox"/> | De-clutter all outside areas to create space.                              |
| <input type="checkbox"/> | Pet food bowls & toys - removed out of sight.                              |
| <input type="checkbox"/> | Rubbish bins - removed out of sight.                                       |
| <input type="checkbox"/> | Cars - out of sight parked in garage, or parked out front of next door.    |
| <input type="checkbox"/> | Garden - tidy & weeded, hedges trimmed.                                    |
| <input type="checkbox"/> | Pool - chemicals and creepy crawley and hose hidden out of sight.          |
| <input type="checkbox"/> | Tools, toys and shoes - removed out of sight.                              |
| <input type="checkbox"/> | Plants - replace dead plants. Tidy up if messy to present nicely.          |
| <input type="checkbox"/> | Clean tiles/decking or paving around the edge of the pool and vacuum pool. |
| <input type="checkbox"/> | Clothes line - remove washing.   |

### Interior

This is just as important as the outside of your property. The first thing you should do is decide with your agent, which rooms you want featured in the photo shoot and ensure that these rooms look the best they can.

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | First impressions count. Replace old doormat with new welcoming mat. |
| <input type="checkbox"/> | Pet food bowls & toys - out of sight.                                |
| <input type="checkbox"/> | Beds freshly made.   |
| <input type="checkbox"/> | Toys - hidden out of sight.  |

### Interior continued...

|                          |  |
|--------------------------|--|
| <input type="checkbox"/> | De-personalise - help buyers imagine themselves in their new home by removing personal items such as family photos, papers and fridge magnets. |
| <input type="checkbox"/> | Lights - turn all lights on during shoot.  |
| <input type="checkbox"/> | Electrical cables - hide from view.  |
| <input type="checkbox"/> | Mirrors - clean, streak free.  |
| <input type="checkbox"/> | Windows - clean, open blinds to let in light.  |
| <input type="checkbox"/> | Walls - clean marks.   |
| <input type="checkbox"/> | Magazines, newspapers, and bills - out of sight.   |
| <input type="checkbox"/> | Kitchen - dishes washed and put away, small appliances hidden.   |
| <input type="checkbox"/> | Light globes - ensure all lights working, replace any blown globes.  |
| <input type="checkbox"/> | Floors - cleaned and mats neatly arranged.   |
| <input type="checkbox"/> | Bathroom - Clear away personal items. Display nice towels and soap.  |
| <input type="checkbox"/> | Bathroom - Clear away items from shower recess.  |
| <input type="checkbox"/> | Bedrooms - Declutter bedside tables. Remove phone chargers etc.  |
| <input type="checkbox"/> | Entrance and Hallways. Clear and arrange to maximise space.  |
| <input type="checkbox"/> | Cushions - keep to a minimum and neatly arranged.  |
| <input type="checkbox"/> | Furniture - neatly arranged to help enhance room features, or remove excess furniture.   |

If you would like further guidance as to how you can best prepare your property prior to your photo shoot please do give me a call on 0416 055 010, I will be delighted to help.

