

DEE SAVIC | SELLER GUIDE

# IT'S PHOTO DAY.

SINGLE-FAMILY HOME EDITION

GET YOUR HOME CAMERA READY

BAIRD & WARNER

A NOTE FROM DEE

# Your first showing happens online.

Buyers will meet your home in the listing photos long before they walk through the door. This guide walks you through exactly how to get every room camera ready, so your home makes the best first impression.

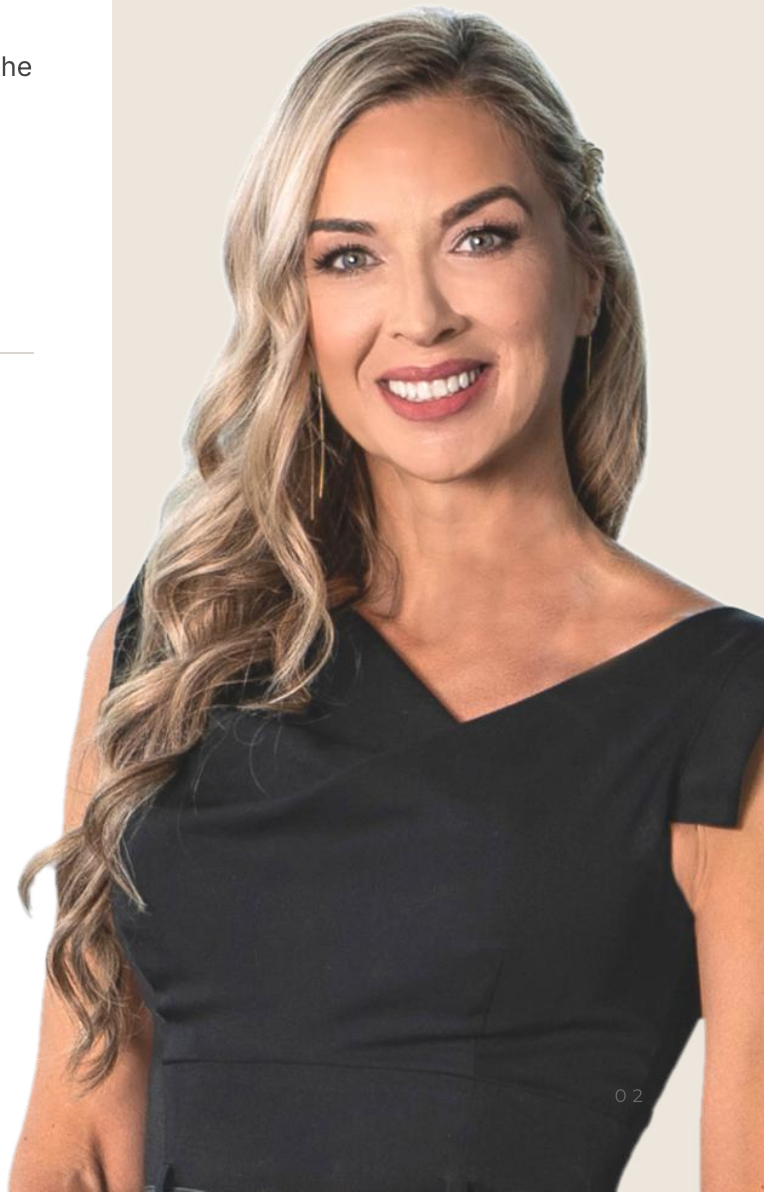
Have everything ready about 30 minutes before the shoot, since the photographer may arrive early and start outside. I will be there to guide the photographer and move things if needed. No people or pets in the home during the shoot, please.

Call or text me with any questions while you work through the list.

*Dee Savic*

**30 min**
Be ready this early

**1 week**
Start your prep



THE PLAN

# Four steps to photo day.

**01**

### THE WEEK BEFORE

Mow and mulch, power wash or sweep outside, declutter every room, match your light bulbs, and wipe down surfaces.

**02**

### THE DAY BEFORE

Clear the counters, put personal items away, make a plan for pets, and give the floors a final clean.

**03**

### THE MORNING OF

Lights on, fans off, blinds open, beds made, towels white, toilet lids down, cars out of the driveway.

**04**

### PHOTOGRAPHER ARRIVES

I walk through with the photographer, adjust each room, and make sure every shot shows your home at its best.





ROOM BY ROOM

# The outside.

The front of your home is the first photo buyers see. Curb appeal sets the tone for everything after it.

- [ ] **Lawn and beds.** Mow, tidy the beds, and add fresh mulch if you can.
- [ ] **Clean surfaces.** Power wash or sweep the house, driveway, walks, patio and deck.
- [ ] **Front door and porch.** Clean, clear and free of cobwebs.
- [ ] **Hide the extras.** Garbage cans, hoses, tools, bikes and toys out of sight.
- [ ] **Cars.** Out of the driveway and away from the front of the house.

WHAT THE CAMERA SEES

Wide-angle lenses pick up everything in the yard, even a hose by the steps.



ROOM BY ROOM

# The kitchen.

- [ ] **Clear counters.** Put away small appliances. A nice coffee machine can stay.
- [ ] **Appliances.** Remove magnets and photos from the fridge and wipe everything for close-ups.
- [ ] **Towels.** Take hand towels off the oven door.
- [ ] **Floor mats.** Remove mats by the stove, sink and door.

WHAT THE CAMERA SEES

Clear counters make a kitchen look bigger. Buyers picture their own things in an empty space.

- [ ] **Dining.** Clear the table, add one simple centerpiece, and push the chairs in.





ROOM BY ROOM

## Living & bedrooms.

- [ ] **Lights on, fans off.** Every lamp on, every ceiling fan off.
- [ ] **Blinds open.** Turn them horizontal or pull them all the way up.
- [ ] **Clear the clutter.** Coats, bags, cords, chargers and pet items away.
- [ ] **Beds.** Made and wrinkle free. Nightstands clear except lamps.

ROOM BY ROOM

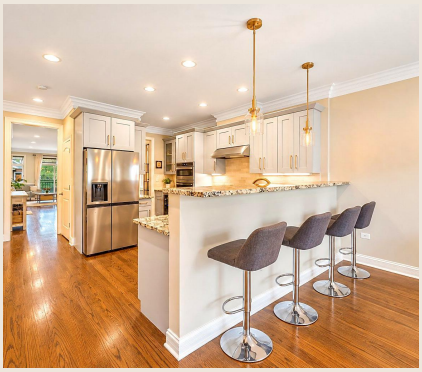
## Bathrooms.

- [ ] **Counters.** Hide soaps and toothpaste.
- [ ] **Toilets.** Lids down and paper refilled.
- [ ] **Shower.** Bottles, cloths, mats, brushes and plungers out.
- [ ] **Towels.** White only, folded on a rack. A crisp white shower curtain is best.

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# Listing photos stay online the whole time your home is for sale. Make them count.

DEE SAVIC







QUESTIONS?

# Let's get your home ready.

I will be with you on photo day and every showing after it. Call or text me anytime.

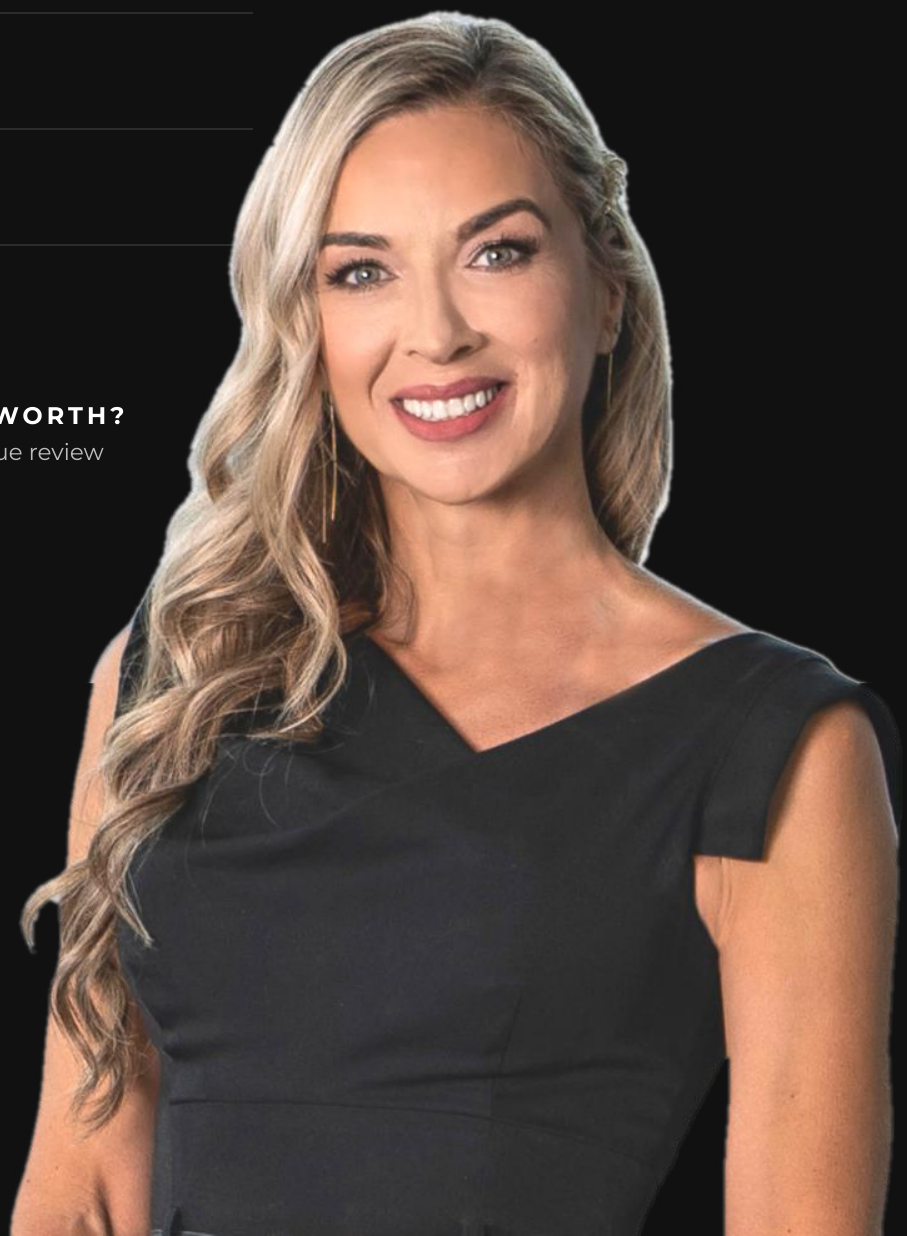

CALL OR TEXT
773.719.0989

EMAIL
dee.savic@bairdwarner.com

WEBSITE
deesavic.com

INSTAGRAM
@dee_savic


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