

IT'S PHOTO DAY.

CONDO & HIGH-RISE 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.

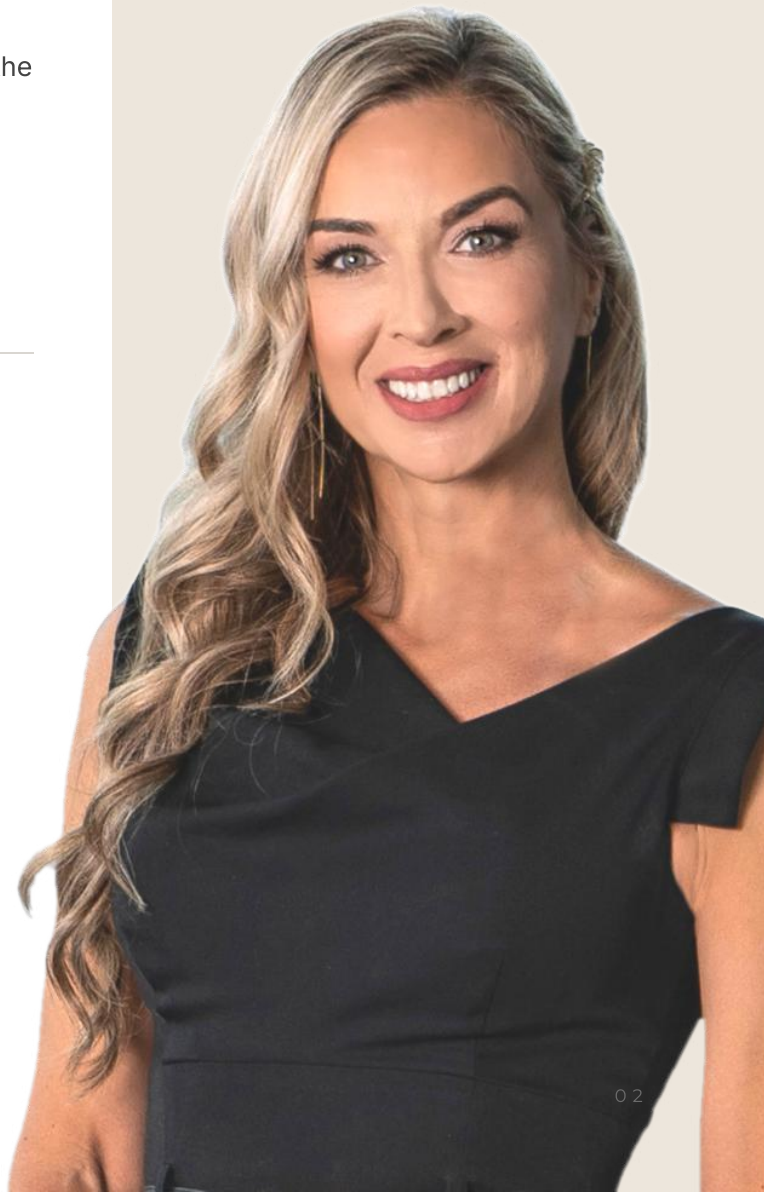
Have everything ready about 30 minutes before the shoot, since the photographer may arrive early and start outside. I will be there to guide the photographer and move things if needed. No people or pets in the home during the shoot, please.

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

Tell your building management, check photo rules and amenity access, declutter every room, match your light bulbs, and clean the windows.

02

THE DAY BEFORE

Clear the counters, style the balcony, 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, and the path to the balcony clear.

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

Your building.

In a condo, the building and its amenities sell too. A little coordination ahead of time makes photo day smooth.

- [ ] **Tell management.** Share the date and time, and that a photographer will be with me.
- [ ] **Building rules.** Ask about photography rules, notice needed and amenity hours.
- [ ] **Shared spaces.** Lobby, gym, roof deck or pool may need permission. I can coordinate it.
- [ ] **Balcony.** Sweep, put away grill covers, bikes and bins, and set out only the furniture that shows how it is used.
- [ ] **Parking and storage.** Have your space number and storage location ready, and move your car if the space will be photographed.

WHAT THE CAMERA SEES

In many condos the view is one of the best photos. Clean windows and open blinds let it shine.



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 and balcony.** Clear the table, add one simple centerpiece, and keep the path to the balcony open.





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.

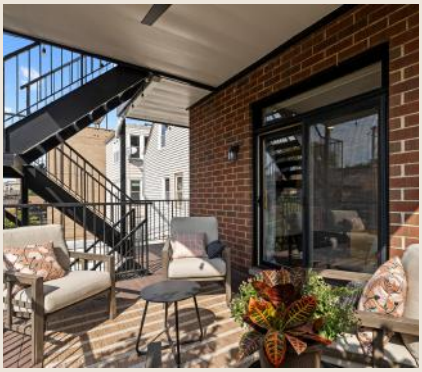
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Listing photos stay online the whole time your home is for sale. Make them count.

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.

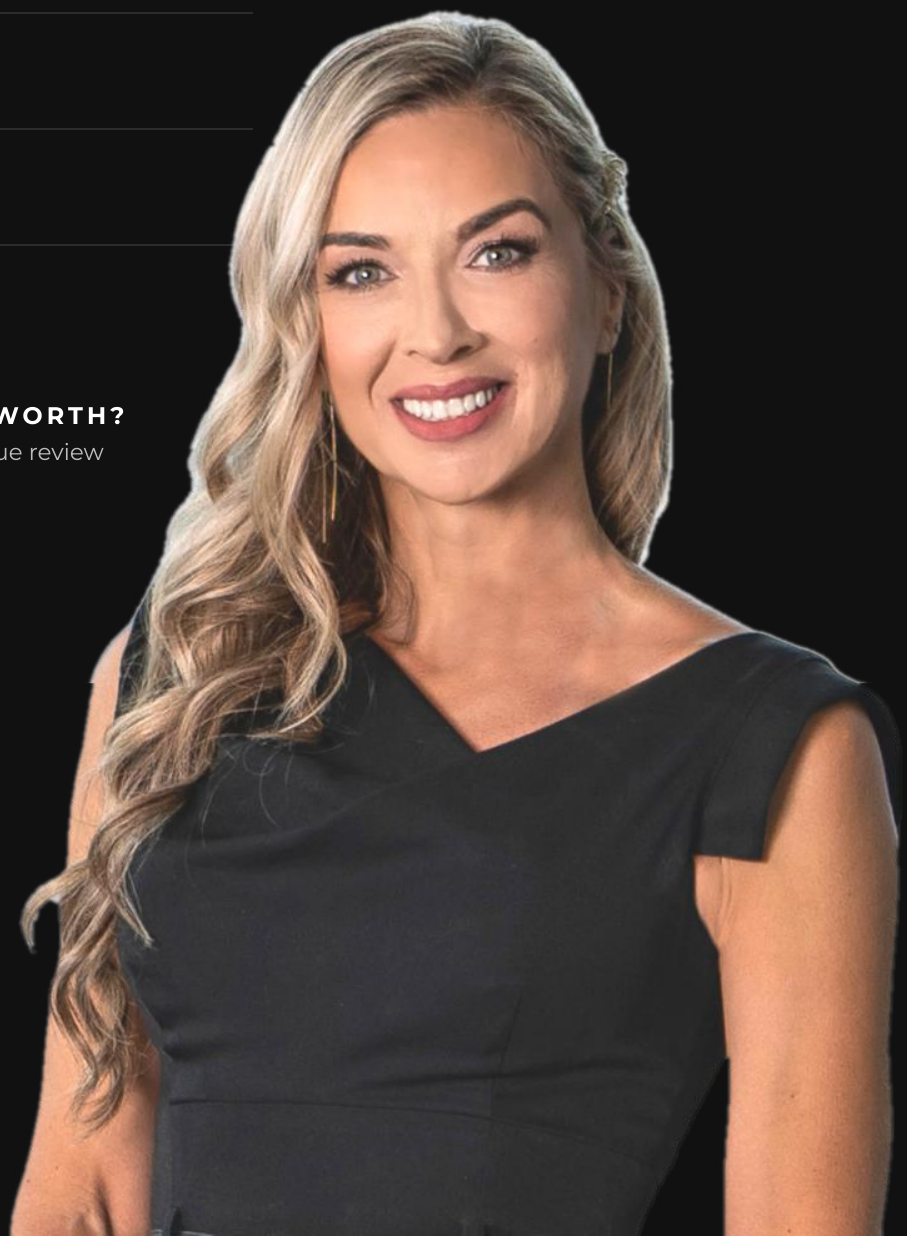
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