bfphoto.

BEFORE THE SHOOT

How to prepare your property

Great photos are a vital part of a successful sales campaign. Most buyers' first impression of your property won't be in person, it will be the photographs in the online listing. The camera sees differently to the eye and tends to magnify anything that isn't quite right, so a little time preparing the property is time well spent. It also gets you ready for the open homes.

Throughout the home

- [ ] Clean thoroughly: floors, benchtops, windows and mirrors
- [ ] Clear clutter off every surface
- [ ] Open all blinds, shutters and curtains
- [ ] Replace any blown light globes
- [ ] Turn off ceiling fans, TVs and computer screens
- [ ] Put away shoes, toys, cables and chargers
- [ ] Take down personal photos and fridge magnets
- [ ] Remove surplus furniture to create a feeling of space

Street appeal

- [ ] Cars off the driveway and away from the front of the property
- [ ] Garage doors closed and bins out of sight
- [ ] Lawn mowed, paths swept, shrubs trimmed, leaves cleared
- [ ] Hoses, toys and sports equipment put away
- [ ] Cobwebs cleared from entries and eaves
- [ ] Outdoor furniture set up, pool clean with the cover off

Kitchen and dining

- [ ] Benches clear except one or two nice appliances
- [ ] No dishes in the sink, dishwasher closed, bin hidden
- [ ] Tea towels, sponges and soap put away
- [ ] Dining table clear, chairs evenly spaced, high chairs removed

Living areas

- [ ] Magazines, mail and remotes out of sight
- [ ] Cushions plumped, throws folded
- [ ] Shelves, mantel and TV cabinet decluttered

Bedrooms

- [ ] Beds made neatly, linen smoothed
- [ ] Bedside tables clean and tidy
- [ ] Wardrobe doors closed, laundry and baskets away
- [ ] Nothing under the bed that might show

Bathrooms

- [ ] Vanity clear: no toothbrushes, deodorant or bottles
- [ ] Shampoo and soap out of showers and baths
- [ ] Toilet lid down
- [ ] Bath mats and bins out of sight
- [ ] Shower curtain open, screens wiped

On the day

The shoot usually takes 45 to 90 minutes depending on the property size. You're welcome to be there, but it isn't required. If you won't be, just arrange access for us. We will turn lights on if needed, and lock all doors and close blinds when finished if required. If something can't be moved, don't worry, we'll work around it.