

JULIE'S PHOTO-DAY CHECKLIST

Make Your Home Stand Out & Sell Faster

Buyers meet your home online first. These are the exact steps I walk my own sellers through before the photographer arrives, so every room looks its best.

JULIE'S TOP 3 QUICK WINS: 1. Lights on, blinds open · 2. Counters completely clear · 3. Personal photos packed away

GENERAL TIPS



- [ ] Deep-clean the entire home, top to bottom
- [ ] Switch on every overhead light and lamp
- [ ] Replace any burned-out bulbs
- [ ] Keep bulb color temperature consistent throughout
- [ ] Ceiling fans OFF
- [ ] TVs OFF
- [ ] Computer screens OFF
- [ ] Open blinds and curtains to bring in natural light
- [ ] Pack away personal photos and personal items (neutral art is fine)
- [ ] Make every bed neatly
- [ ] Roll up small area rugs so buyers see the real flooring
- [ ] Tuck shoes and jackets into closets
- [ ] Stash pet beds, toys, and bowls out of sight

FRONT OF HOME





- [ ] Move vehicles off the driveway and away from the front and rear of the home
- [ ] Garage doors closed
- [ ] Tidy the landscaping — mow, trim shrubs, rake leaves
- [ ] Take down flags and empty planters
- [ ] Clear cobwebs from eaves and around the front door
- [ ] Coil and hide garden hoses
- [ ] Put away toys and sports gear
- [ ] Move trash and recycling bins out of view
- [ ] Pick up newspapers from the driveway
- [ ] Sweep the walk and driveway

BACKYARD & PATIO

- [ ] Wipe down porch and patio furniture, straighten cushions
- [ ] Open umbrellas, remove grill covers, set deck cushions in place
- [ ] Swap out faded pillows and cushions
- [ ] Gather up kids' toys, balls, and frisbees
- [ ] Clean the pool; hide the vacuum, hose, and cleaning supplies
- [ ] Switch on pool fountains and water features
- [ ] Hide visible hoses
- [ ] Move trash cans out of view

LIVING AREAS





- [ ] Keep floors spotless
- [ ] Clear end tables and coffee tables down to a few decorative pieces
- [ ] Gather up magazines, paperwork, and mail
- [ ] Pare the mantel and hearth down to five items or fewer
- [ ] Clean out the fireplace; touch up paint if needed
- [ ] Wash the windows
- [ ] TVs and computers OFF
- [ ] Fluff and straighten throw pillows
- [ ] Put kids' toys away
- [ ] Remove personal and religious photos

KITCHEN

- [ ] Completely clear the countertops — knife blocks, baking supplies, and mail put away
- [ ] Remove hanging dish towels, floor mats, and small rugs
- [ ] Keep out just one small appliance at most (a coffee maker is fine)
- [ ] Clear the refrigerator door of magnets and photos
- [ ] Tuck the trash can out of sight
- [ ] Hide pet bowls, food canisters, and mats
- [ ] Empty the sink — dishes go in the dishwasher

A little prep before photo day helps your home **stand out online** — and can pay off at the closing table.

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