



## ***Helpful Tips to Prepare for Your Residential Virtual Tour Shoot***

To ensure the best most visually appealing tour, we offer the following tips for preparing property for your virtual tour shoot. Remember, you want to create an environment that will allow future homebuyers to easily visualize themselves living here. In general, you will want to do the same activities as if preparing for a home showing/open house.

### **1) Clean and De-clutter**

- Clean, spacious rooms will photograph best. If there are specific rooms that are not to be shot, this is a good place to store stuff temporarily. Don't forget to clean up outside too if outdoors will be photographed
- Kitchens photograph best with fewer appliances on counter, refrigerators free from pictures, etc.
- Straighten cushions, bedding etc.
- Ensure all windows, mirrors and shiny surfaces are cleaned.
- Fold decorative hanging towels in bathrooms; ensure toilet seats down, shower curtains open.
- Empty trash. Conceal trash cans when possible.
- Make sure electrical cords are tucked away.
- Close all dresser drawers and closet doors; open doors between rooms for spacious feeling and easy 'flow' of tour.
- Conceal pet food bowls, litter boxes, pet toys.
- For security reasons, hide any valuables you wish not to be included in photographs

### **2) Lighting**

- Ensure bulbs are working in all light fixtures. Lights will typically be turned on during shoot

### **3) Exterior**

- Cut grass sweep sidewalks and entryways
- Clean up pool area. Conceal cleaning equipment, pool toys, towels etc.
- Remove cars from driveway/front of house

### **Scheduling of tour considerations:**

1) Holidays – generally, it is preferable to remove seasonal décor if the tour may be used year round. It helps both to remove clutter as well as to not draw attention to how long house has been on market (if applicable).

### **2) Time of Day/Day of Week**

- Don't schedule on trash pickup day if exterior of house to be shot (especially if street/neighborhood panorama is desired)
- When scheduling time of day for shoot, try to avoid any times where exterior of house (esp. front or pool, if applicable) is strongly shaded. We can compensate to a degree with camera or after-shoot editing, but much better to have good, lighting naturally.

Homeowners/agents are responsible for ensuring that property is prepared for shooting at the scheduled time. Our photographers will adjust lighting/window treatments as necessary to get the best shot but are not permitted to clean or move items themselves.