

The following checklist is provided for agents and homeowners to help prepare for LAMY STUDIO Photography's visit. The list is not all-inclusive but does provide a pretty good starting point based on past experience.

## Staging List | Inside

! All light fixtures work properly

!

Closets, tidy with nicely hung clothing; floors cleared

!

Turn every single light ON

!

Hide (out of sight):

!

Towels on towel bars

– Trashcans

!

Add, or remove, artwork

– Cleaning supplies

!

Remove toilet covers

– Magazines

!

Remove rugs; unbroken floor space increases perceived square footage

– Books

!

Clean all windows, glass, counters

– Coffeemakers (etc.)

!

Dust everything

– Tissue boxes

!

Remove cobwebs

– Religious items

!

Curtains, fresh looking

– Political items

!

Open all window and door covers; let all the light in

!

Broken decorations

!

Refrigerator, free of magnets, kids' drawings, fingerprints

!  
Exposed power cords

!  
Bedrooms, beds made, tidy

!  
Turn OFF  
– Ceiling fans  
– Computers (screens, specifically)  
– Televisions

## Staging List | Outside

! Prune trees, foliage

!  
Hide (or out of sight):

!  
All light fixtures work properly  
– Trash cans

!  
Turn every single light ON  
(for twilight shoots)  
– Garden tools

!  
Grass, freshly cut and raked  
– Lawn equipment

!  
Clean, Swept, & Dry  
– Vehicles  
– Driveways  
– Toys (including in pool areas)  
– Sidewalks

! Pool, clean, clear water  
– Patios  
– Decks  
– Staircases

## Staging List | General

! Vehicles  
– Driveways clear  
– No parking in front of home

! Garage  
– No vehicles  
– Clean, de-cluttered  
– As much 'off' floor as possible

! Pets  
– Fish in clean tank, Ok  
– All other pets out of sight

# A typical photo shoot will focus on these shots:

- ! Exterior Front & Front Corner
- ! Master bedroom and bath
- ! Exterior Rear
- ! Main bath
- ! Main living area
- ! One or Two other attractive features identified by Owner or Realtor®
- ! Main living area