BEN ROBERTS
MEDIA CO.

HOME PREPARATION

The First Impression Is Critical To Expediting The Sale Of Your Home!

As a seller in today's market, you play an integral role in achieving your ultimate objective. Presenting your property in its finest "show-ready" condition attracts buyer interest, dramatically increases showings, and ultimately leads to a faster closing. Properly preparing your home for the photo session helps us capture elegant images that grab attention!

Exterior Checklist

- ○ Park vehicles on street
- ○ Put garbage cans away
- ○ Sweep walkways and porches
- ○ Pull weeds and clean up flowerbeds
- ○ Mow lawn, trim shrubs, & clear leaves
- ○ Hide garden hose/reel
- ○ Clean and arrange patio furniture
- ○ Put kids toys/pet toys away
- ○ Put pool toys away, open umbrellas

Interior Checklist

- ○ Sweep/mop floors, clean windows, & dust
- ○ Hide clutter in drawers, closets or garage
- ○ Remove all towels and small rugs/bathmats
- ○ Declutter all surfaces & personal items (counters, vanities, dressers, nightstands)
- ○ Make all beds and straighten all curtains
- ○ Hide all personal hygiene items in bathroom
- ○ Hide all trash cans (kitchen & bathrooms)
- ○ Pick up & put away kids toys/pet toys
  Crate/hide pets (move to garage or storage)
- ○ Replace burnt-out bulbs
  Hide visible cords (cable, power cords, etc.)

What We Do

- ✔ Adjust blinds & lighting for best possible exposure
- ✔ Close all toilet seats in bathrooms

What We <u>Can Not</u> Do!

- ✘ Move or rearrange furniture or other items
- ✘ Move or hide cords (tv/cable, power cords, etc.)
- ✘ Make beds, clean, dust or declutter
- ✘ Move or handle pets and pet items
- ✘ Touch personal hygiene items (shampoo, toothbrushes, brushes, etc.)

💡 *Important Reminder*
Please do not schedule any other services the day of your appointment!

💡 *Important Tips*
The laundry room or garage makes for a great temporary hiding spot for items that you need to quickly make disappear for the shoot. If there isn't enough room in those spaces please hide additional items in closets or under beds. Remove seasonal decor as well as themed or sports decor. Remember that anything of value that you dont want visible needs to be removed!