



Luna Photography
Tri-cities Realtor Services
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Property Staging Owners Checklist

To ensure your shoot goes quickly & smoothly and to reduce the chance of damage to your property, please address the following items thoroughly before your shoot.

EXTERIOR

General:

- NO cars parked in driveway or parked in front of the property.
- Turn ON ALL exterior Lights.
- Remove yard debris (sticks, limbs, leaves etc).
- Remove pool hardware such as nets and like items.
- Straighten and arrange deck furniture.
- Sweep walkways.
- Store seasonal decorations.

Hide:

- Trash cans & recycling bins*
- Garden tools including lawn mowers & hoses neatly stowed*
- Toys / Bikes / Yard Games*
- Car Parts including TIRES*

Garage:

- No vehicles*
- Clean and De-Cluttered (no boxes etc).*
- As much OFF of the floor as possible.*

Your property shoot will begin and end with exterior shots. Please ensure that the exterior of the property is ready upon arrival. If extra time is needed inside the home, this is a good time to address the following items while I am shooting outside.

INTERIOR

GENERAL:

- Turn ON ALL Lights. Replace any burned out bulbs.
- ALL ceiling fans OFF.
- Close ALL windows.
- Open all window and door coverings (let ALL light in).
- Freshen ALL curtains and ensure none are askew.
- Remove rugs. Why? Unbroken floor space increases perceived square footage (*makes the room look bigger*).
- ALL TV's and computer monitors are OFF.
- REMOVE personal items (photos, brushes, keys, wallets, purses).
- Vacuum carpets.
- Sweep hard floors.

HIDE:

- Pets (including cats) and pet food/water dishes (fish OK in CLEAN aquariums)
- ALL trashcans
- Cleaning Supplies
- Toys
- Tissue Boxes
- Any and ALL religious items
- Any and ALL political items
- Distracting, broken or potentially offensive decorations (confederate flags etc)
- Visible power cords
- Magazines / Mail / Newspapers
- Personal Items (toothbrushes, combs, hairdryers, deodorant etc)

BATHROOMS

- Towels neatly folded on towel bars.
- Remove toilet covers and replace used TP rolls with new ones.
- CLEAN TOILETS and Close lid.
- Remove unnecessary items from counter tops (soap dispensers okay, used soap bars not)
- Remove shampoo, conditioner, body wash from showers / bathtubs. Candles OK
- Ensure shower areas are clean and free of scum and/or mildew.
- CLEAN MIRRORS

KITCHEN:

- Remove magnets, notes, pictures/drawings from the refrigerator.
- Store food in cabinets including coffee and spices.
- Counter free of unnecessary items (coffee makers, blenders, liquor, wine bottles etc).
- Stow small appliances.
- Hide soaps, cleaning items, sponges, used dish towels, draining rack.
- Sink CLEAR of dishes.
- Organize and front items on open shelves.
- Optional: Display Fruit Bowls, Herb Gardens, Tea Kettles, Fresh Flowers

DINING ROOM:

- Straighten / push in dining chairs.
- Clean crumbs off of table.
- Add centerpiece (Fresh Flowers, Candles etc, MATCHINIG Place Settings optional)

Bedrooms:

- Beds made and tidy (no wrinkles).
- Arrange decorative pillows.
- Put away clothing including shoes.
- Clean surfaces of clutter and personal items including photos.
- Closet floors clean (no belts, shoe collections, random shirts on the floor) hanging items straight and arranged neatly.

Your clients' 110% satisfaction with your service is our JOB #1

Our goal is to provide agents in the Tri-cities area a high-quality alternative to their marketing efforts. We focus on creating an artistic yet realistic representation of your listing. We never over-photoshop or over-process your listing images. No fake skies, sun/lens flares or over-saturated interiors. All of our images are individually "hand processed" and color corrected digitally. We never automate our workflow to ensure the highest possible quality of service and to give each image it's own "life" and stand alone individuality while staying consistent with the batch.

Thank you for choosing Luna Photography!

For more information regarding our services, please visit our website at:
www.robertlunaphotography.com