

BOXWOOD

P H O T O S

*Bring your
photos to life!*

Here are some ways you can get the best photos possible. We call this our "What Did I Miss?" list. You often stop seeing things in your home because you are so used to them being the way they are. Step back, look at your room, and try to see what a photo of that room would look like. If something immediately jumps out at you - remove it! We want to see the house more than notice your stuff. Here's a helpful checklist of some of the things you'll want to be aware of, and take care of, before your photo shoot.

Some of these things can be done right before the photo shoot by stashing items in closets, cupboards and garages - we typically don't shoot these areas.

general items

- | | |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Have a stager come to get the home "photo ready". - This is the best and easiest way to get a lot of the items on this list done! |
| <input type="checkbox"/> | Create open, easy pathways through the home. - This is part of de-cluttering. |
| <input type="checkbox"/> | Turn on every light and make sure all the bulbs work in lamps, cans, and exteriors. - Your photos will look better if all the lights work. |
| <input type="checkbox"/> | Change light bulbs to yellow (warm) vs blue (cool). - They look better in photos. |
| <input type="checkbox"/> | If you don't want to make the above investment, at least make sure all bulbs are the same color, either blue or yellow. - Consistency of color helps the room to be evenly lit. |
| <input type="checkbox"/> | Have your windows washed. - You'll be amazed at how clean your house will feel. |
| <input type="checkbox"/> | Reveal windows with blinds up and curtains wide. - We're looking for a lot of natural light. |
| <input type="checkbox"/> | Light fireplace and candles. - This will give a warm and lived-in feeling to your home. |
| <input type="checkbox"/> | Turn off ceiling fans. - Movement in a picture doesn't work so well, and you know better how your fans work than we do. |
| <input type="checkbox"/> | Remove stand-alone fans or heaters from rooms. - These make it feel like the temperature in a room isn't right. |
| <input type="checkbox"/> | Television and computer monitors should be off. - They're distracting in a picture. |
| <input type="checkbox"/> | Remove excess jackets and hats on visible coat hangers. - These make it look like you don't have enough closet space. |
| <input type="checkbox"/> | Remove all large-scale family photos. - You need to depersonalize. |
| <input type="checkbox"/> | Remove highchairs and booster seats. - Helps your home appeal to all audiences. |

- Remove or organize kid's toys. – This gives a cleaner aesthetic.
- Remove pet gates, bowls, beds, toys, crates, litter boxes. - Not everyone has or loves animals.
- Have vases of fresh flowers around. – Plants and flowers bring a photo to life.
- Fluff pillows or add pillows. – This is a simple way to create a more designer feel in your home.
- If possible, no people or pets in the house for photo day. – It's just easier for everyone.

bathrooms

- Toilet seats down, toilet seat cozies removed. – This just looks cleaner and more modern in a picture.
- Remove all small rugs. - More visible floor space makes a room feel bigger in a photo.
- Clear bathroom countertops. – You can leave a small plant or something decorative.
- Stage towels in bathrooms. – Clean, folded and neutral colors are preferred.
- Remove all products, sponges, squeegees, etc. in shower. – Especially brightly colored things.
- If you have nice tile in your tub/shower, leave the curtain open. – If not, make sure you have a nice shower curtain.

exterior

- Large outdoor trash cans should be in the garage. – Best to not have these big, bulky items in the picture.
- Remove bright colored lawn ornaments. - They stand out too much in a photo.
- Mow the lawn, front and back. – Manicured yards help the house to appear well-maintained.
- Stow garden tools, remove hoses, pick up leaves, sticks and branches, and arrange deck furniture. – The exterior photos are as important as the interior photos.
- Patio umbrellas open or away. – Put them away in winter for sure.
- Remove cobwebs around entry light fixtures. – This is the first-place buyers will start to judge the condition of your home.
- Make sure all cars are out of the driveway and, if possible, off of the street in front. – we want people to assume that there is plenty of space to park in the garage.

bedrooms

- Pay attention to the bed skirts in the bedrooms. – They should all have a bed skirt or make sure the box spring isn't visible.
- Make sure all beds are made.
- Clean under the bed if it would show in a photo. – The more floor you can see, the bigger the space will appear to your eye.

kitchen

- Remove kitchen towels hanging on things. – We want to see your appliances.
- Clean fridge of all magnets, photos, notes, etc. – This looks busy in a picture.
- Clear off kitchen countertops. - Less is more, so just leave a few nice decorative things.
- Hide all soaps and cleaning products and put away dishes and draining racks. – This feels less cluttered.
- Remove visible trash cans from kitchen. – Ok to put these somewhere else just for the photo.
- Remove toaster ovens from counters. – It feels like the oven isn't sufficient.

dining room

- Straighten stools and dining chairs. – It looks better in a picture.
- Add a centerpiece to the dining table. – This is a great place for a fresh vase of flowers.

What your photographer won't do

Equally important, it's appropriate to note what your photographer won't do. We will strive to get the best photos possible, but there are some things you should be aware of that we won't do.

Move or re-arrange furniture in a room, make beds, clean, dust or de-clutter, pick up toys or yard items, "Photoshop" vehicles, pets, damaged walls, power lines, pictures, cords, etc. out of the picture, touch personal bathroom supplies (shampoo, toothbrushes, deodorant, towels).

The checklist items are intended for us to get you the best photographs of your property. Photos are typically the first place buyers will see your house and are critical to getting you the most showings of your home.

Referral Partners

In case you're running out of time and need some help with getting things done, we have a list of partners that can help you get your home photo ready. They are separate companies so they have their own fee structures, so make sure you inquire as to their pricing before booking them.

Staging

Peterson and Plum
Aundrelyn Knott
818-383-7477

MLS Floor Plans

Appraisal Dimensions
Chris Ouellette
970-732-1468

Handy Man

Abe Barlow
406-439-8685

Inspections

Golden Home Inspection service
Bryan Tennyson
414-324-5294

Painter

Edward Diaz
970-310-1943

House Cleaner

Alex Pompa
970-405-1241
or
Tracey Gorbett
970-300-8442

Flooring

Chris Stoos
970-301-0949

Transaction Coordinator

Paragon Transactions
Angela Peek
720-204-8554

Lender

Dynamic Mortgage Concepts
Jon Vigil
970-214-4048

Title

Fidelity National Title
Keri Roark
970-515-2315