

# Tour Preparation Tips

## **Our Process:**

Our photographer will arrive promptly at a scheduled time to walk through the property and set-up. Depending upon the size of the property, our process of capturing your home usually takes between 3-4 hours. We will take the photos back to our office to download and build a tour. Upon completion, we will send a temporary link to you with the tour for your approval. If approved, we will proceed with uploading and distributing the tour. You will receive a notification via email upon final completion that will contain a link to your tour which you will be able to use in your website or email to clients or potential buyers.

## **Your Checklist:**

### **Outside**

- Prior to our arrival, please move vehicles from the driveway and/or in front of the home.
- Please put away trash cans, garden hoses and children's toys. (Try to schedule the shoot on a day when trash and/or recyclables are not being picked up)
- Landscaping: Grass should be mowed and hedges trimmed, fresh annuals according to the season are a plus.
- Please remove the For Sale sign. Displaying the sign in the MLS is not IDX compliant.

### **Inside**

- Anything in the property that you would not like to see should be placed out of view, a closet or a room that will not be included in the tour.
- Kitchens- Clear the counters, refrigerator, sink, or island of anything that does not allow the viewer to see the details of the kitchen. Limit the counter top to the essentials, microwave and coffee maker at the most. All other personal items, utensils and trash cans should be cleared from view.
- Decorations that contribute to the character of the room may remain in the kitchen or any other rooms but the overall appearance should be clean and uncluttered and should not take the room too far into a specific style. Remember you are trying to appeal to a majority of buyers.
- Please place all toilet lids down.
- Pet dishes, bowls, toys, litter boxes, crates and bedding should be put away. While we are a country that generally likes pets, people don't want to think that they will have to clean up any offending odors, fleas or fur left behind before they move in. Just seeing a pet bowl in a photo can make a buyer apprehensive about seeing your property in person.
- Shower curtains should be closed unless the inside shows character or brand new upgraded tiles and fixtures.
- Everything in the house should be scrupulously clean and uncluttered. The camera will pick up every detail, so it is important to make sure that it is not giving the wrong impression.

### **General**

- Turn all inside lights on and open all window blinds and/or curtains. The lights will help give the room a nice warm glow and will help balance out the light from the windows.
- Move anything that could block the view of the room.
- Please make all beds of all bedrooms that you would like to be captured.
- Open doors between rooms to give an open feeling. If you have a certain room that is not included in the tour, you may want to choose to close this door. Please put a note on the door or tell the photographer not to photograph this area/room.

Following these simple steps in preparation for your Direct Virtual Tour will help your property stand out above the rest!