

Guide to Home Staging

Home staging is the process of cleaning, tidying and de-cluttering a property in preparation for professional photos. Homes that are clean, tidy and clutter-free achieve the best photos, attract more attention and achieve the best possible price.



PREPARING THE EXTERIOR

- ✓ Move vehicles from the driveway
- ✓ Remove any clutter (bins, tools etc)
- ✓ Remove dead plants & leaves
- ✓ Mow the lawn
- ✓ Clean doors, windows, driveway, patio & garden furniture
- ✓ Close doors & windows



PREPARING RECEPTION ROOMS & BEDROOMS

- ✓ Open curtains & blinds
- ✓ Make beds thoroughly
- ✓ Plump up cushions
- ✓ Remove clutter from under the bed
- ✓ Close all cupboards
- ✓ Turn the TV off
- ✓ Store TV remotes, magazines, kids toys etc out of sight



PREPARING THE KITCHEN

- ✓ Clear worktops & empty the sink
- ✓ Hide towels, cutlery, utensils & oven gloves
- ✓ Move bins, pet bowls & bedding out of sight
- ✓ Close all cupboards
- ✓ Remove all fridge magnets



PREPARING BATHROOMS

- ✓ Toilet lids to be left down
- ✓ Clear counter tops, removing bottles
- ✓ Pull back shower curtains
- ✓ Remove towels from rails or radiators
- ✓ Ensure toilet roll and brushes are presentable



HOME STAGING AT CHRISTMAS, HALLOWEEN, EASTER & BIRTHDAYS

To avoid time-stamping photos, please ensure seasonal decorations are kept down for the photo shoot. If we do capture decorations in photos, unfortunately we won't be able to remove them during the enhancement process.



WHAT IF THE PROPERTY'S EMPTY?

Unfurnished or empty properties require the same home staging treatment as furnished or occupied homes. Please ensure the property is clean, tidy and clutter free to achieve the best results.



FOR OUR 360° CONTENT CUSTOMERS

If we're capturing 360° content for your property there'll be nowhere to 'hide' clutter out of shot. Remember to make the most of storage space and follow the steps above.



YOUR PERSONAL DATA

We recommend that all personally identifiable data be removed from sight prior to our visit to avoid any of your personal data being displayed in our visual content (e.g. household bills & family photos).

WHAT DO I NEED TO KNOW?

On the day of the photo shoot, the professional photographer may conduct additional home staging, or advise you to move items that have been overlooked during home staging. Photographers won't use props and won't be responsible for cleaning or tidying the property. If properties are untidy on arrival, the appointment will still go ahead.