

A modern, two-story house with large glass windows and doors, illuminated from within. The house is surrounded by a large patio area with lounge chairs and a swimming pool in the foreground. The sky is a deep blue, suggesting dusk or dawn.

YOUR ULTIMATE LISTING PREP GUIDE

How to Get Your Home Photo-Ready
and Make Buyers Fall in Love
at First Sight

WELCOME

HEY THERE!



I'M DAVID— YOUR PARTNER IN
MAKING LISTINGS SHINE

I created this guide to help you and your sellers get every home 100% ready before the camera rolls.

Why does this matter? Because homes that look clean, open, and inviting in photos grab more attention, get more showings, and sell faster. Prepping the home just right allows us to capture its true potential—and ensures we're spending time creating beautiful, market-ready images, not moving clutter or straightening beds.

This guide walks you step-by-step through each room with easy tips on how to make every space camera-ready.

Let's get started.



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A high-angle, wide shot of a modern, multi-level interior space. The space features a large, open-plan living area with a light-colored tiled floor. In the foreground, there's a wooden dining table with chairs. To the left, a white sofa and a coffee table are visible. A large glass railing with a wooden handrail runs across the middle of the frame, separating the upper level from the lower level. Above the railing, a chandelier with multiple glass globe lights hangs from the ceiling. In the background, a large window offers a view of a cityscape and mountains. The overall aesthetic is clean, bright, and contemporary.

LET'S GET STARTED

WALKTHROUGH

Room-by-Room Prep Tips

WHAT TO HIDE, WHAT TO HIGHLIGHT, AND HOW TO
MAKE EVERY SPACE
CAMERA-READY.

guster lane
MEDIA

Living Room

REMOVE:

Toys, remotes, family photos, excess furniture, blankets thrown over sofas

DO:

Fluff pillows, fold throws, open blinds, test lightbulbs

PRO TIP:

Highlight the fireplace or statement feature by adjusting the furniture layout.



Kitchen

REMOVE:

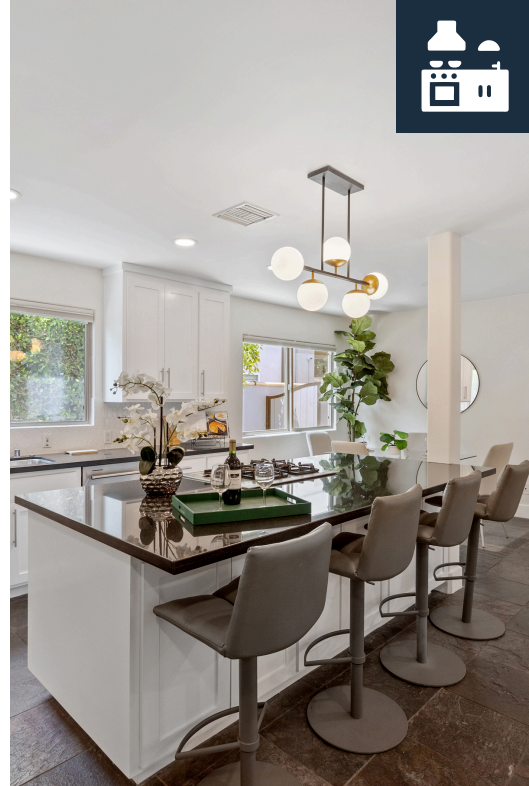
Small appliances (toasters, blenders), dish towels, fridge magnets, sponges

DO:

Wipe surfaces, clean appliances, open blinds, hide trash cans

ADD:

A bowl of fruit or fresh flowers for a pop of life and color



Bedrooms

REMOVE:

Hampers, toys, clothes, trash cans, personal photos, jewelry boxes

DO:

Make beds neatly, open curtains, fluff pillows, clear nightstands

PRO TIP:

Less is more. Minimal clutter makes the room feel larger and brighter.



Bathrooms

REMOVE:

Toiletries, rugs, trash bins, excess towels, toilet paper

DO:

Close toilet lids, clean mirrors and glass showers, shine up sinks

PRO TIP:

A sparkling glass shower can elevate the feel of the entire bathroom.



Exterior

REMOVE:

Cars in driveway, trash bins, toys, holiday decor

DO:

Mow lawn, fluff outdoor cushions, trim plants, hide hoses, clean debris from hot tubs/pools

NOTE:

Keep the driveway dry—wet concrete photographs poorly.



Pet Prep

REMOVE:

Food bowls, beds, crates, and toys

DO:

Vacuum pet hair from rugs and couches, tuck away leashes, gates, and litter boxes





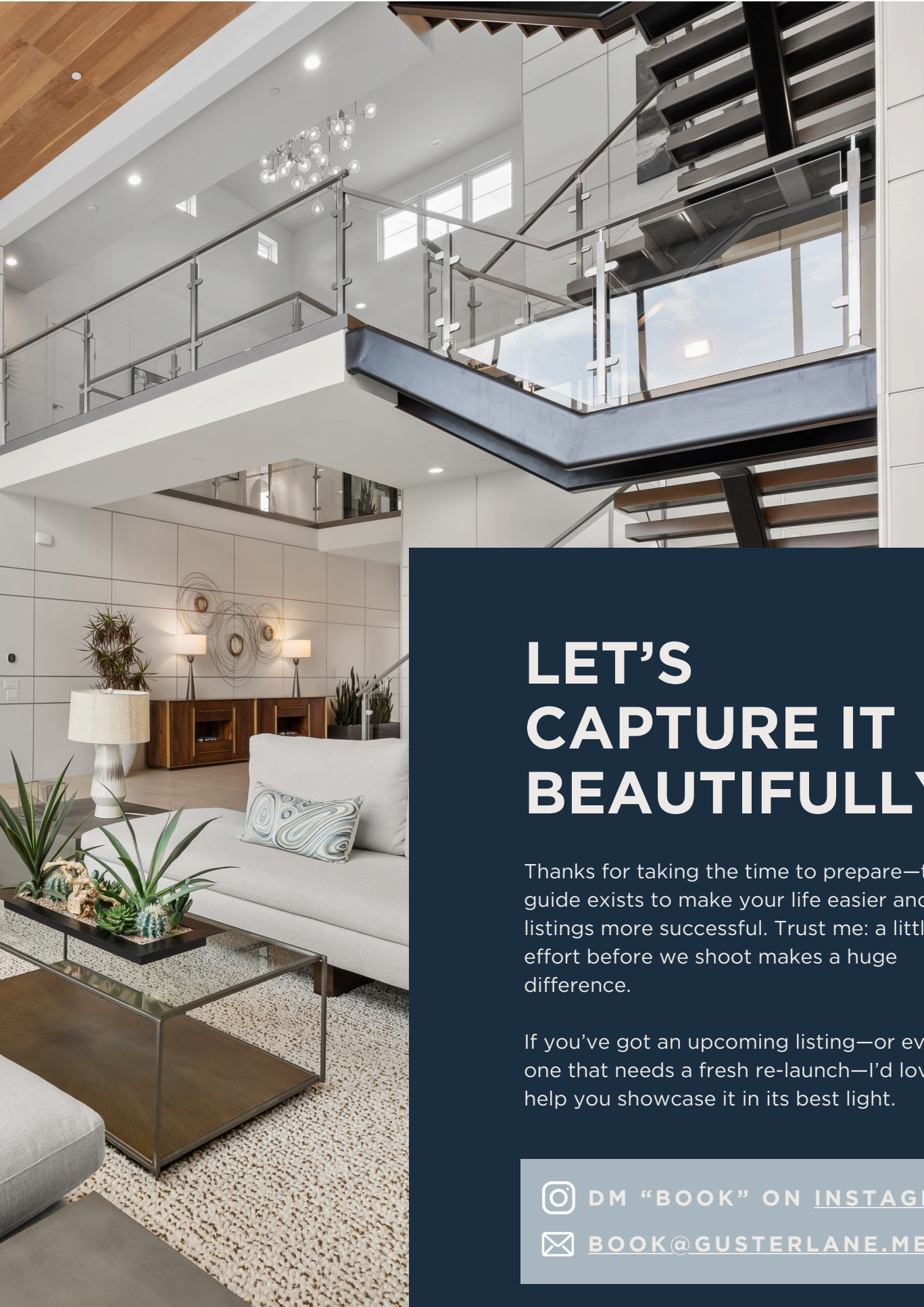
THE ESSENTIALS CHECKLIST:

TOP 15 THINGS TO DO BEFORE YOUR SHOOT



TOP 15 THINGS TO DO BEFORE YOUR SHOOT

- | | |
|---|---|
| ☐ Make all the beds (no wrinkles!) | ☐ Vacuum rugs and fluff pillows |
| ☐ Hide trash bins in all rooms | ☐ Clear nightstands and dresser tops |
| ☐ Clear countertops in kitchen and bathrooms | ☐ Remove fridge magnets and dish towels |
| ☐ Remove personal photos and sensitive items | ☐ Declutter shelves, tables, and floor space |
| ☐ Wipe down all visible surfaces | ☐ Stash pet items and vacuum any hair |
| ☐ Put toilet seats down | ☐ Mow lawn and hide exterior clutter |
| ☐ Open blinds and let natural light in | ☐ Leave 10 minutes early (or step out) so we can shoot freely! |
| ☐ Test and replace burnt-out bulbs | |



LET'S CAPTURE IT BEAUTIFULLY

Thanks for taking the time to prepare—this guide exists to make your life easier and your listings more successful. Trust me: a little effort before we shoot makes a huge difference.

If you've got an upcoming listing—or even one that needs a fresh re-launch—I'd love to help you showcase it in its best light.



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