

HOME PREPARATION GUIDE

The following guide was created to help instruct Real Estate Agents and their clients on how to prepare a home for professional photographs. It also is very helpful for preparing for open houses and showings. I will be photographing the exterior and the major rooms inside the home. If you have any special features of the home that are not obvious, please let me know so they can be included in the shoot.



EXTERIORS

- Remove cars from driveway and front of home
- Clean up landscaping (mow, trim shrubs, clear leaves)
- Clean all doors and windows
- Clean porch, tidy up outdoor tables/chairs/cushions
- Move garbage cans out of sight (inside garage)
- Vacuum/clean pool and pool area (if applicable)

KITCHEN

- Remove photos, notes and magnets from refrigerator
- De-clutter countertops and remove day-to-day utensils
- Leave out max of one small appliance (ex. coffee maker)
- Remove items from sink
- Straighten stools and chairs
- Remove trash can

DINING ROOM

- Clear table, dust and polish the table top
- Feature on center piece such as a bouquet of flowers
- Straighten all chairs and space them evenly
- Remove child seats/booster chairs

BATHROOMS

- Declutter countertops and bathtub/shower
- Put toilet seats down
- Leave out only new, unused towels
- Remove rugs, trash cans, plungers, toilet brushes

INTERIORS

- Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops)
- Open all shades/blinds and clean all windows
- Turn on all lights and replace broken bulbs as necessary
- De-clutter all rooms
- Contain children's toys out of sight
- Contain pets out of sight and hide pet bowls, toys and litter boxes
- Remove small floor rugs to reveal actual flooring

LIVING ROOM

- Remove stacks of magazines, books, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Clean interior of fireplace and re-paint if needed
- Fluff and arrange furniture pillows

BEDROOMS

- Make bed, including decorative pillows/shams if available
- Clear nightstands of all personal items
- Remove all clutter from top of dressers
- Remove family photos and personalized names from walls
- Hang or put away all clothing

John Langevin Photography

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PRICE GUIDE

REAL ESTATE PHOTOGRAPHY

PROPERTY SIZE	UP TO 1999 sqft	2000 - 2999 sqft	3000 - 3999 sqft	4000 - 4999 sqft	OVER 5000 sqft
IMAGES INCLUDED	20	25	30	35	40
SESSION TIME (APPROX)	30 MINS	45 MINS	60 MINS	75 MINS	90 MINS
COST	\$160	\$200	\$240	\$280	\$320



REAL ESTATE DRONE PHOTOGRAPHY

IMAGES INCLUDED	3	4	5
SESSION TIME	30 MINS	30 MINS	30 MINS
COST	\$100	\$125	\$150

REAL ESTATE VIDEO TOURS

PROPERTY SIZE	DRONE ONLY	UP TO 1999 sqft	2000 - 3999 sqft	4000 - 5999 sqft
SESSION TIME	1 HOUR	2 HOURS	2.5 HOURS	3+ HOURS
COST	\$150	\$200	\$250	\$300

OTHER SERVICES

John Langevin Photography also provides the following services, please contact me for further information:

- Virtual Staging: \$30 per photo
- Virtual Twilights: \$25 per photo
- Premium Lighting: Additional \$100 per job
- Vacant Land Property Line Boundary Drone Photos: Starting at \$100
- Commercial Photography and Drone: \$40 per photo
- Photo Tour Websites/Galleries



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