

## Marcie Heitzmann

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### HELPFUL STAGING HINTS

THIS IS NUMBER ONE , if you only do one thing, this is it- No cars in driveway or in the street in front of the house! If you think a neighbor will park in the front, park your own car there, so you can move it when I arrive. Of course, you must be home to move the car.

Place real or fake firewood or candles in fireplace - NO Presto logs. It looks better than an empty fireplace and I can “light” it with my strobes. No real fires needed unless it’s any easy-on gas fireplace.

Remove all items off refrigerator doors and clear the top too.

Turn on all the lights, make sure all light bulbs are in working order, especially chandeliers

Reduce Clutter , but don’t strip counters and walls bare – I need something to focus on: If you have white tile kitchens or bathrooms, put some colorful items in view, simple plants/bowls on the counters, clean colorful towels on the racks- avoid white blank spaces.

Don’t worry about dirt – it doesn’t really show up in photos unless it’s *really* bad (eg. Smudgy fingerprints/animal prints on white walls or sliding glass doors)

Clear the floor: pick up toys, pillows, boxes, hide cords if you can

If you don’t want framed family portraits in the photos, please remove them.

Put trash bins and basketball nets away

Leave a few decorator items: Table center pieces (bowls of fruit look great!), candles, ceramics, silk or fresh flowers, **healthy** potted plants. Tall plants/trees in room corners.

Try setting the table with place settings, colorful plates, wine glasses – make it look like you’re giving a dinner party! Turn on gas fireplaces, if possible.

Restrain all pets, please put them in a room or the garage during photo shoot, it makes for slow going if pets are running in and out of camera view.

Avoid hanging cords, put away hair dryers, curling irons etc.

Don’t hang towels over shower doors, put them on the rack.

Please, lower toilet seat covers

Remove garden hoses and tools. Clear front porch of newspapers.

Water features – have spas, fountains and waterfalls repaired and running

continue to page 2

IF YOU REALLY WANT TO GET PICKY - REMOVE ALL:

Kleenex boxes, remote controls

Plastic soap dispensers (ceramic or metal ok)

Floor and table top fans

Water bottles

Clothes on hooks on backs of doors

Scattered papers on desktops and counters

Dead plants