

# Virtual Tour, Slide Show & Photography Tips

Anything in question should be placed in the garage or a closet. Moving things out of the way does not work well, because the photographer will make two "rounds" of the property.

## Outside

- Vehicles need to be out of the driveway one-half hour before the appointment, as we begin on the outside.
- Kindly remove trashcans (some folks choose to schedule tours on days other than trash day).

## General

- Turn all inside lights **on**.
- Valuables not included in the sale of the home should be out of view.
- Open window blinds and drapes to reveal the **view** unless your real estate professional has advised you otherwise.
- Window boxes are fine if they do not block the **view**.
- High-back furniture should not be in front of windows if it blocks the **view**.
- Fans **off**.
- Televisions **off**.
- Toilet lids **down**.
- Make the beds, clothes in the hamper, and toys in the closet.
- Conceal garbage containers.
- Open doors between rooms to give an open feeling.
- Remove pet food bowls and toys, and conceal pets.
- We can edit/smudge expensive artwork on the tour. Please tell us ahead of time.
- We can't assume liability for moving furniture, etc. The property will be photographed **as is**. Ask your real estate professional which things, if moved, would improve the tour and subsequent showings.
- Remove rugs. **Now** is the time to let that flooring **shine** :)
- **Conceal cords**. They remind us how many things we keep plugged in 24/7. *This does not mean unplug lights*. Lighting is important. Simply conceal "spaghettis" of computer/router/power cords, etc.
- Baskets of slip-on shoe covers: Out of sight, where you'll remember them :)
- Open house signs should be out of view of the camera.

## Kitchens

- **Clear** the island and counters so the tour shows how spacious it is.
- Clear the **refrigerator**. Sports schedules and school lunch menus, etc. are things most people don't want strangers to read.
- Conceal kitchen garbage from view.
- Empty the sink and put the soap below the sink.

## Bathrooms

- Shower/bath items should be placed under the sink.
- Clear counters.
- Once again, please lower toilet seats.

Perhaps most importantly, if the home is not ready when we arrive, we will take a photo of the outside of the home and leave a business card. Your real estate professional is encouraged to reschedule when you feel the home is ready. As stated in our conditions and cancellation policy, **there will be a charge** for this because we were unable to give someone else your time slot.

First impressions are **everything**, and our goal is to help your property *outshine the competition*. Be prepared for **fewer showings**, because our tours help buyers eliminate homes, which will not work for them, and it works just opposite of elimination as more buyers.

Thank you for choosing Awareness Video. We professionals that do virtual tours and slide shows, and are sure you will be pleased with the results. Visit our website [bestwebtour.com](http://bestwebtour.com) if you'd like to see some of our work. Don't forget to tell your friends and associates that your real estate professional uses "those awesome virtual tours."

Steve Knievel, Photographer