

Photoshoot Prep Guide

For timeless images, the details matter.

Think of this as a **dry run for private showings**. The way your property is staged today is how it should shine moving forward —building trust subconsciously with every buyer.

Access Options

- Lockbox Access → provide lockbox details
- Meet & Walkthrough → quick walkthrough, then leave property
- On-Site Presence Fee — \$75 → per person or pet (cat/dog)

Before We Arrive

- Property ready 15 min before start
- Waiting time = On-Site Presence Fee
- Full access needed to all rooms + closets for floorplan

Style Preference

- Light & Airy → lights off, natural light flowing
- Rich & Elegant → all lights on, warm & dramatic

Included With Every Appointment

- Professional Photos — delivered in 48 hrs (rush upgrade available)
- 2D Floor Plan — upgrade options available
- Simple Marketing Kit — property website, social posts, flyers
- Video, aerials, rush delivery available as upgrades



15 Minutes Before Arrival

- Clear surfaces + clutter
- Open blinds/curtains
- Sweep walkways, driveways, patios
- Pets secured out of sight

Exterior

- Sweep leaves, branches
- Hide hoses, tools, toys, décor
- Straighten outdoor furniture
- Store bins out of sight

Living Spaces

- Calm, clutter-free surfaces
- Blinds pulled all the way open
- Floors vacuumed, rugs lifted
- TV's off, Books, not bills, on tables

Kitchen

- Clear counters + stovetop
- Appliances, soaps, towels hidden
- Fridge door cleared
- Sink empty, dish rack stored
- Open shelves tidy

Dining

- Straighten chairs
- Add centerpiece, candles, or wine + glasses

Bedrooms & Baths

- Beds = hotel fresh white
- Decorative pillows styled
- White towels + full toilet rolls
- Toiletries hidden / Rugs + clutter removed

Twilight Magic (For Appts w/ Twilight Services)

- All lights on (inside + out)
- Window coverings open
- Fireplaces + water features on
- Landscape lighting glowing
- Ceiling fans off, no neon/security lights

Your experience matters. For access details, scheduling, or preferences, contact us at hello@architecturalstorytelling.com | 720.773.0123

