

Guide

8 Tips To Prepare For Photos.

By The Bayzos Team



bayzos.

Contents.

Introduction	3
Kerb Appeal	4
Declutter	5
Tidy Up	6
Fix Minor Issues	7
Maximise Natural Light	8
Deep Clean Key Areas	9
Remove Personal Items & Photos	10
Final Preparation	11
Reshoots	12
Disclaimer	13
Final Message	14

Introduction.

When selling your home, presentation is everything. High-quality photos are often the first impression buyers will have of your property, and a well-prepared home can make all the difference in attracting more interest.

Follow these 8 essential tips to get your home photo-ready!



1. Kerb Appeal.

Lawn & Landscaping: Mow the grass, trim hedges, and remove dead plants or weeds.

Pressure Wash All Surfaces: Clean your driveway, footpaths, and any patios to make them look fresh.

Add Charm: Place vibrant potted plants or flowers by your front door to brighten the entrance.

Tidy It Up: Conceal bins, hoses, children's toys, and any unnecessary outdoor items.

Final Touches: Ensure gutters are spotless and presentable, and clean windows and doorframes.



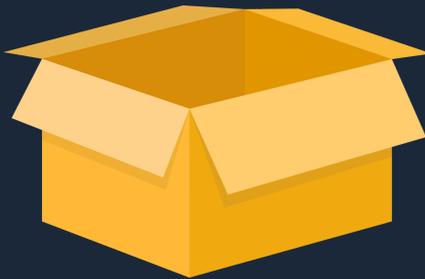
2. Declutter Every Room.

A well-organised, decluttered space photographs better and makes rooms feel larger and more inviting. Aim to minimise distractions by clearing excess belongings.

Pack Away Personal Items: Store clothing, toys, and other personal items out of sight.

Clear Surfaces: Keep countertops, tables, and shelves as bare as possible.

Streamline Furniture: Remove overly bulky furniture or unnecessary décor to create clean, open spaces.



3. Tidy Up.

Arrange Cushions & Throws: Neatly style sofas, beds, and chairs.

Tidy Storage Areas: Straighten bookshelves, wardrobes, and cupboards.

Hide Daily Clutter: Shoes, coats, and bags should be tucked out of view.

Organised spaces don't just look visually appealing—they also allow buyers to imagine how they could make the space their own.



4. Fix Minor Issues.

Fix Loose Fixtures: Tighten hinges, handles, and cupboards.

Ensure all doors and windows: Open and close smoothly

Repair structural issues: Fix squeaky floorboards. Align misaligned cupboards.

Patch and Paint: Repair scuffs, marks, or holes on the walls.



5. Maximise Natural Light.

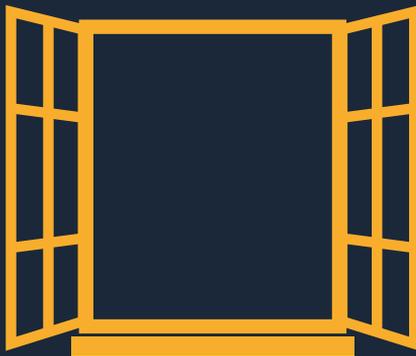
Good lighting can transform how your home looks in photos. Keep things bright and inviting by boosting **as much natural light as possible**.

Open Curtains & Blinds: Allow sunlight to flood into each room.

Clean Windows: Sparkling windows enhance how much light enters your home.

Use Mirrors: Strategically placed mirrors help reflect light, making rooms appear bigger and brighter.

Bright, airy rooms are universally appealing and help photos stand out in listings.



6. Deep Clean Key Areas.

Kitchens and bathrooms are two of the most inspected areas. To make them shine in photos (and impress buyers), they need to be spotless.

Kitchen:

Polish countertops, sinks, and appliances until they gleam.

Remove any clutter, like small appliances or cleaning supplies.

Bathroom:

Scrub toilets, sinks, and showers.

Address any mould, soap scum, or limescale build-up on tiles, taps, and grouting.



7. Remove Personal Items, Cars and Photos.

Before your photos are taken, please remove any items you don't want appearing in the final images, as we're unable to take responsibility for any personal details or photographs left visible.

Our team isn't able to edit each photo to remove items, so it's important to prepare in advance by:

Family Photos & Keepsakes: Take down portraits, certificates, or sentimental decorations.

Confidential Information: Put away anything showing names, addresses, numbers, number plates or other private details. We also recommend moving your car out of shot from the front of your property.

If personal items are visible and you request retakes, any additional costs with the photographer will be your responsibility.



8. Final Prep Before the Photographer Arrives.

Photographers work to a tight schedule, so proper preparation ensures they can focus on capturing your home's best angles without interruptions.

Finish Cleaning: Don't wait until they arrive to tidy each room. Every space should be photo-ready beforehand.

Check All Rooms One Last Time: Walk through your home as if you're a buyer, ensuring every detail is in place.

Photographers aren't responsible for clearing clutter or moving furniture, so it's crucial to handle everything in advance.



Important Note About Reshoots.

If everything isn't prepared on time, reshoots may be needed, which can cost extra. Any new photo requests will also carry an additional fee from the photographer.

To avoid extra costs and save time, make sure all tasks are completed before the photos are taken.



Important Disclaimer.

The materials in this guide are provided for general information purposes only and do not constitute legal or financial advice. Whether express or implied, no warranty is given, nor shall Bayzos Estate Agents Limited be liable for errors, omissions, or content on associated weblinks.

For personalised advice, consult your legal or financial advisor.

We look forward to assisting you every step of the way! If you have any further questions, please don't hesitate to reach out.



Final message from the founder.

Preparing your home for photographs can make all the difference when selling. First impressions matter, and professional photos of a well-presented home attract more buyers. Start by enhancing your kerb appeal—tidy up the lawn, pressure wash surfaces, and add charming touches like potted plants. Declutter and tidy each room, keeping surfaces clear and spaces organised to make them look inviting and spacious. Address any fixes, such as loose hinges or scuffed walls, and maximise natural light by opening curtains and cleaning windows. Pay extra attention to kitchens and bathrooms, ensuring they are spotless and polished. Finally, walk through your home with a buyer's eye before the photographer arrives to make every shot count. **Proper preparation prevents unnecessary reshoots, saving time and money.**

Got any ideas how we can improve this guide?

Please share them – gary@bayzos.co.uk

- GARY (FOUNDER) &
THE BAYZOS TEAM

