



Presenting Your Home

A guide to ensure your home looks its best for sale



Presenting Your Home for Inspection

A helpful checklist to preparing your home

The Inside

Keep the house light and airy.

When purchasers inspect, draw the curtains, open the windows and let the sun shine in! If it's a dull day or raining, turn on a few lights, as they arrive.

Keep the temperature comfortable - cosy in winter, cool in summer.

If the buyers are comfortable they'll stay longer and give your home more attention.

The Outside

Keep your garden neat, tidy and well kept, this makes a great first impression and a prospective buyer's first impressions are very important.

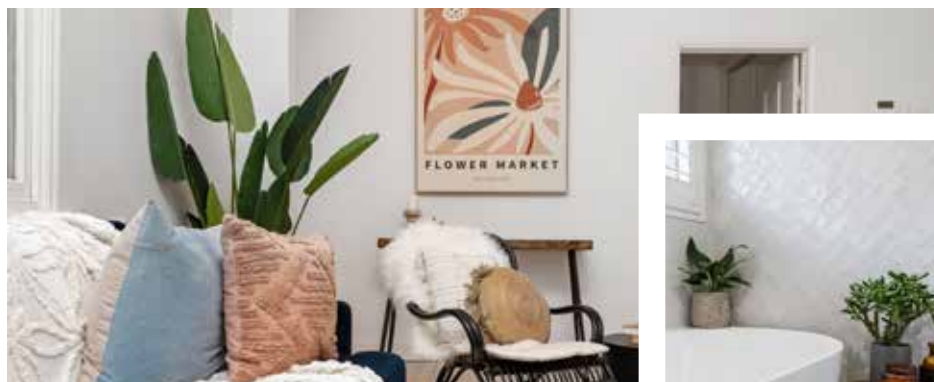
If it's possible, give the outside of your home a good "Spring Clean."

Clean the windows, clear the gutters, wash the paint work, hose down the porch. It all helps create the right image.



QUICK NOTE

While we love our children, our pets and our radio, all these things can interfere with the buyers inspection of your property. It is important to remove, restrain or turn off anything that could distract the buyer during their inspection.



Inside Checklist

- ☐ Clean walls and doors
- ☐ Repair cracks in ceilings and walls
- ☐ Dry clean carpets (where necessary)
- ☐ Create space by de-cluttering rooms
- ☐ Clean and tidy the garage and storage rooms
- ☐ Consider adding fresh flowers or bowls of washed fruit which add a charming effect
- ☐ Wash and store dishes
- ☐ Make up beds
- ☐ Pack children's toys away
- ☐ Fresh clean towels in bathroom
- ☐ Draw back curtains for more light

Outside Checklist

- ☐ Repair cracked and peeled exterior
- ☐ Repair paint work
- ☐ Check fences are straight
- ☐ Wash down walls and awnings
- ☐ Clean gutters
- ☐ Clean windows, screens and doors
- ☐ Place pot plants on the verandah or by the front door
- ☐ Trim lawns
- ☐ Trim the nature strip out the front and on either side
- ☐ Weed garden beds
- ☐ Remove rubbish (clippings, boxes, bottles)
- ☐ Remove clothes from the line
- ☐ Clean the barbecue
- ☐ Take pets to friend houses or restrain
- ☐ Hide rubbish bin

Presenting Your Home for Photography

Make your property stand out from the crowd

With Fitzpatrick's Real Estate, you receive the luxury of a professional photographer who will ensure your property looks its best to help you achieve the best possible result. Consider the below to assist with the photography.

Checklist

- ☐ Do a general tidy up, for example, pick up anything lying on the floor, mow lawns and general gardening
- ☐ De-clutter - an uncluttered room with minimal furniture, gives a more spacious feel. Remove anything that looks untidy or doesn't need to be there, for example children's toys
- ☐ Sometimes bulky armchairs enclose a space and restrict the view of the camera. Consider moving any armchairs in the open to a corner or out of the room all together
- ☐ Make sure your home is well lit by putting blinds up to let in maximum natural light, turning on all lights including lamps and replacing any blown light bulbs
- ☐ Take magnets/photos off the fridge
- ☐ Remove tea towels from oven
- ☐ Put dishes and dish racks away and hide dish cloths
- ☐ Fold towels and place on bathroom towel rack
- ☐ Put toilet seats/lids down
- ☐ Hide any remote controls



- ☐ Take the plastic cover off any barbeques
- ☐ Place garbage bins out of sight
- ☐ Move cars out of the driveway. Put garage doors down
- ☐ If you own a jacuzzi take the cover off. It's preferable to have it full and running, but not necessary
- ☐ Turn on any water features
- ☐ Tidy up anything outside seen through the windows from inside
- ☐ Hosing down concrete leaves wet and dry patches, which looks untidy in photos. Please ensure that you leave enough time for the concrete to dry before the photography
- ☐ Remember as a general rule of thumb anything you can see, the camera can see

Extra things to consider

- ☐ Take down posters
- ☐ If your woodwork is scuffed or the paint is fading, consider some minor redecoration
- ☐ Set up table settings in your dining room and/or alfresco area
- ☐ Light any wood heaters in winter
- ☐ Turn on any features such as fountains or lights
- ☐ Light candles



Presenting Your Home for Twilight Photography

Enhance your property listing with ambient night photos

Twilight/Night photography is a great way to literally show your home in a different light. It makes use of the ambient light on dusk, which eliminates high contrasting light and shadows often seen during the day, thus creating an inviting atmosphere and aesthetically pleasing images.

Night photography generally focuses on the exterior of the house. However, if permitted, we also take interior photos of any main living areas and features.

Interior photos are generally of living areas, special features and sometimes the main bedroom.

In addition to the **Presenting Your Home for Photography** checklist, there are a few other important points to consider when presenting your home for night photography:

In order for the effect to work you must turn on any lights that maybe visible to the camera. Refer to the checklist for some helpful tips.

LIFESTYLE PHOTOGRAPHY

We are all about going the extra mile. Ask us about lifestyle photography if you own a unique property that offers lifestyle features such as a pool, tennis court, or acreage, we can work with you to include models and props to make your photos stand out from the rest.

Twilight Photography Checklist

- ☐ All external lights e.g. garage, garden or pool lights
- ☐ All internal lights that can be seen from the outside, such as bedroom lights
- ☐ All blinds must be up or have light admitting through them
- ☐ Check and replace blown light bulbs
- ☐ Make sure all lamps are plugged in and working

Extra things to consider

- ☐ Lighting any candles, fire places, fairy lights or any feature lights all add to the atmospheric effect
- ☐ If you own a jacuzzi or have a renovated bathroom with large spa/bath; fill up the tub with bubble bath.
- ☐ A bottle of wine and wine glasses can set a nice scene
- ☐ Remember as a general rule of thumb anything you can see, the camera can see





This image shows a full page of white paper with horizontal dotted lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings present.

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