

# **Congratulations! Your CVD Photography/iGuide session has now been confirmed.**

Please find attached a quick overview to prepare your sellers' home in advance of the scheduled appointment. Feel free to forward this to your sellers.

## **What is involved in a CVD Photography and/or iGuide session?**

Depending on the package, there may be still photos and/or an iGuide interactive virtual tour recorded with complete house measurements or both. Your CVD Photography representative(s) will move through the home up to twice with different types of equipment. Therefore, they will need clear sight lines to the walls and space to move and to place cameras, tripods, and laser measurements for complete scans and floor plans. This includes ALL storage spaces as well. It becomes a problem and causes time delays to continue to move items or travel from room to room due to items/furniture in the way, wall coverings/plants in the way, or reflections from shiny items on counters. **We kindly ask that you allow approximately 60-75 minutes to complete the interior photography for standard-size houses.** We usually complete exterior shots at the end of the session (weather-dependent). Please inquire at the time of booking for any special arrangements.

## **Our Most Important Requests of you and your seller:**

- 1) Please be ready to leave the house when we arrive.  
→ To reduce any delay in getting your home on the market, and to avoid any retakes that may have to be done on another day with additional charges, it is most beneficial if the homeowners/family and pets could leave during the photo session.
- 2) If pets cannot be removed, please contain them, and clean up after them.  
→ A pet's movement about the house can mess with images and cause reshoots.
- 3) Lighting must be consistent throughout the home.  
→ If possible, leave all lights on (including in storage spaces) – this is for our safety, and it saves time. Windows need to be accessible (open curtains and/or blinds).
- 4) Where possible, remove all vehicles from the driveway.  
→ Vehicles in the driveway or parked in front of your home block your home and could mean a photo reshoot of the exterior with additional charges.

## **A Personal Note from CVD Photography to the Homeowners...**

*I know that it appears that I'm asking a lot of you to prep your home for this session. To get the best out of the session, I'm asking you to take a little time now, which gives me the chance to highlight all of the value that you know is here. I want others to see your home the way that you do. Think of what you look for in a new-to-you home – that's what I want to show others.*

*This session freezes a moment in time to capture the very best of your home for people to see it online. Once I capture it, it will look its best every time someone clicks on the link to take a look. Your help in following these guidelines is the first step in ensuring we do the highest quality job possible for you and your agent.*

*Thank you for allowing CVD Photography to help you represent your home.*

Candice

Owner/Photographer

CVD Photography/CVD Event Studio

<https://www.cvdphotography.ca/photography>

## Guidelines to Prep your Home for your Upcoming Photo Session

Thank you for allowing CVD Photography access to your home, so that we can capture it at its best. The guidelines below are suggestions that will allow us to inconvenience you as little as possible while getting the absolute best results for your listing. We will move through your home once or twice, so you can save us time, and help keep us safe, by adhering to the guidelines. If you have any extra special house features or personal accommodations we should be aware of, please work with your Realtor IN ADVANCE of our arrival.

### **KEY POINTERS FOR BEST RESULTS:**

#### **ALL ROOMS/Closets/Garage/Storage Spaces:**

- Turn on all lights, including lamps and open the curtains/blinds
- Turn off all fans if possible (unless you have no a/c)
- Remove Kleenex boxes, remote controls, personal photos, electronics and items of value
- Ensure all toys (kids' & pets') are neatly stored and stuffies put away
- REDUCE/REMOVE Odours – from smoking or from pets – consider placing a small baggie of charcoal briquettes in out of the way places to absorb odours
- Put away/hide all pet areas in the house – toys, beds, mats, leashes, food bowls, and especially litter boxes
- Wash all windows – clean windows let in more light (especially for smoking households)
- Remove all garbage cans and recycle bins from obvious sight

#### **THE KITCHEN:**

- Clear all counters and put food away into cupboards/the fridge
- EXCEPTION – a staged coffee station, kitchen mixer, cookbook or charcuterie board in the corner is always a nice touch
- Clean your stovetop (this is often overlooked)
- Remove all pictures/artwork, etc. from the outside of your fridge

#### **THE BEDROOMS:**

- Make all beds and clear your dresser tops
- Remove any loose clothing from chairs, beds, under beds, and from back of the doors
- Ensure all toys are neatly stored and stuffies put away (beds look best without stuffies)

#### **THE BATHROOM(S):**

- Put away/hide bathmats, toilet brushes, plungers, scales and laundry baskets
- Remove any loose clothing from countertops, shower rods and doors
- Hanging matching towels (clean) and facecloths look best
- PUT THE TOILET SEAT DOWN PLEASE!! (You can hide items behind a shower curtain)

#### **OUTDOOR SPACES:**

- Clean up all pet residue and toys from the yard – we have a fee for doggy doo on our shoes!
- Remove vehicles etc. from the driveway (preferably not at the curb in front either)
- Make sure garbage bins and recycle bins are out of sight
- Set your outdoor furniture up in advance if applicable – we do not stage anything

**ONE LAST THOUGHT:** Consider short term storage units to hold any items that we mention above that you may not need for a while. If you have any concerns, chat with your Realtor about this in advance. They can also reach out to me for suggestions or help before your appointment.