

PREPARING FOR YOUR PHOTOGRAPHY APPT



What to Expect

First and foremost, we are excited to shoot your property! Your appointment time has been especially set aside for you, and during this time, we are committed to capture the best of your home. That said, we also shoot multiple properties each day and operate on a schedule, allotting ample time for each shoot, including yours. To get the very best from your allotted time, please have the house **fully ready to shoot 10 minutes prior to your set appointment time**. This means:

- **Cars moved** from the driveway and front of house
- **Homeowners departed** (and their kids & pets!)
- **Items moved where you want them** (Please no last minute "can I move this or that?")
- **Carefully review our disclaimer below** should the above not be honored!

We can do our best work if the house is fully ready and vacated. We are more focused, more efficient, and will be able to deliver our best work for the seller and the agent. We thank you for your cooperation in preparing you and/or your clients for our arrival!

House Ready Checklist

- All Projects Complete and Supplies Cleaned up and put away (Those last few pictures and paint touchups just might have to wait!)

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- Grass Mowed 2-3 days prior results in best results!
 - Pets (along with all their dishes, toys, etc) removed from the property, or secured in a crate in a location we will not shoot (garage or unfinished basement)
 - Cars removed from driveway, front of house, etc (for larger properties, we use drones for photography sometimes which will show a great distance)
 - All overhead lights, exterior lights & lamps turned on
 - All doors to spaces we will photograph OPEN; Others can remain closed
 - All ceiling fans & TVs turned OFF
 - Remove (or hide):
 - Tissue Boxes
 - Charging Cords
 - Electronics (tablets, cordless phones, etc)
 - Dish & Hand soap (unless in a non-disposable decorative container)
 - Shampoo, Conditioner, Loofah, Razors, and other shower toiletries
 - Trash cans (unless decorative)
 - Plungers & Toilet brushes
 - Exterior - Trash Cans, Yard Tools, Snow Shovels
 - Kids Toys
 - Refrigerator Magnets
 - Shoes & Jackets
 - Declutter all living spaces
 - 1-2 Appliances on Kitchen Counters
 - Beds Neatly Made
 - Remove Throw Blankets (they don't photograph nicely)
 - Hang only neatly folded matching towels (or none at all works well too!)
 - LESS IS MORE!
 - Open Blinds
 - Be ready to walk out the door! Enjoy a couple hours out of the house so we can give our undivided attention to your shoot. :)

We will move a few items around on occasion, but please note that we will shoot the property AS IS during your set appointment time.

In-house.media Disclaimer

If property is not ready when we arrive (this includes if our time allowed for photographing gets cut short due to unpreparedness), we reserve the right to:

1. Reschedule the appointment with a \$100 reshoot fee assessed;

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2. Shoot the property as-is, and are not held liable for any missed rooms and/or cluttered rooms being photographed.

If homeowner insists on staying during the shooting appointment:

1. In-house.media is not held liable for photographs, video footage, 3D tour footage that end up with people and/or pets in them.

Pertinent Info/FAQs

We can do our best work if the house is fully ready and vacated. We are more focused, more efficient, and will be able to deliver our best work for the seller and the agent. We thank you for your cooperation in preparing for our arrival!

Shooting Requirements: In-house.media requests property owners (and real estate agents) to vacate the home during shoots, for both the health and safety of In-house.media staff, and shooting efficiency purposes.

If something needs moved out of a room for photography, please move it to a space **for the ENTIRETY of the shoot** (ie the garage or a storage room) and move it back when we depart. If you need special arrangements for moving furniture or accessories from room to room during our shoot, please notify our office for special pricing and a longer appointment times for this type of shoot.

Photoshop & Editing Services: “Can you Photoshop It?” is a term we hear often and it's not as simple as it sounds. We do use an editing process but if you request an unwanted item removed from a photo, we charge an additional fee based on the time it takes us to remove it. *Even then, the photograph may appear less than perfect.* We can deliver best results when the house is photo-ready upon our arrival.

Cancellation / Reschedule Policy: We do our best to accommodate cancellations/schedule changes with at least a few hours notice. You will be charged a \$100 cancellation/reschedule fee if the shoot gets changed within 1 hour of its start time.

Weather: It would be wonderful if we could shoot photos with perfect sunny weather every time. Unfortunately, we cannot control the weather and we could not be in business if we only shot on sunny days in the Northeast where grey days prevail. As such, we keep scheduled appointment times

regardless of weather; however, we do make every attempt to return to the property and capture a few additional exterior photos with sunshine and blue skies as it fits into our schedule, or provide a sky replacement with our editing process.

Photo Delivery & Invoicing: We deliver photos via our content delivery system the next day (or next business day for weekend appointments). There is a link to pay included in the photo delivery. Payment is due upon delivery of the photos.

Shoot List: We use a standardized shot list that includes: multiple angles of the main living areas, kitchen, and at least 1 angle of each bedroom and bathroom (with exceptions listed below). **Unless you specify exact angles to our Office 1 day prior to your appointment, you defer to In-house.media to exercise our discretion in taking appropriate photos.** Should you ask us to return for a specific shot, an additional fee will be assessed.

We do NOT routinely shoot:

*Laundry Rooms

*Small powder baths where we cannot capture a good angle

*Unfinished basements

*Mechanical rooms/elements

*Garages

*Closets

*If one of the rooms listed above has a unique selling feature per our discretion, we will then capture a photo of it.