



THE SELLER + AGENT FIELD GUIDE

Photo-ready home.

A little preparation.

A stronger first impression.



Simple steps. Room-by-room checklists. Less last-minute stress.

For listings in Cypress, Katy, Bridgeland and Greater Houston.

Print it, or check the boxes in a compatible PDF reader.

A clear plan beats a last-minute rush.

Use this with your agent. Finish cleaning and moving items before photo time. You do not need to buy new furniture or make every room look like a hotel.

Two or three days before

- ☐ Confirm the date, time, address and services with your agent.
- ☐ Arrange cleaning, lawn care and any agreed staging before the shoot.
- ☐ Pick one storage area that is not being photographed. Ask first if unsure.
- ☐ Agree who will open the home, move cars and look after pets.

The day before

- ☐ Finish the room checklists on pages 3-5.
- ☐ Check bulbs, pool lights and any lighting controls you plan to use.
- ☐ Confirm access with your agent. Send codes privately, not on this guide.
- ☐ Tell your agent about unfinished work or rooms that will not be ready.

Keep it manageable

Work one room at a time. Use a basket to collect small items, then store it out of view. Do not move clutter from room to room during the shoot.

Seller: prepare and clean. Agent: confirm the plan and access. Photographer: create the agreed media and guide final lighting choices.

Clear surfaces. Show the space.

Leave a few simple decorative pieces. Remove the everyday items that pull attention away from the room.



Kitchen + dining

- ☐ Clear counters. Put away small appliances, dish racks, soap and sponges.
- ☐ Empty the sink. Wipe appliances, counters and visible fingerprints.
- ☐ Remove fridge magnets, notes, photos and visible food packaging.
- ☐ Hide bins, cleaning supplies, dish towels and pet bowls.
- ☐ Straighten stools and dining chairs. Keep table styling simple.

Living room + home office

- ☐ Straighten cushions, rugs and chairs. Clear walking paths.
- ☐ Hide remotes, chargers, toys and loose cables where safe.
- ☐ Turn off screens. Hide papers, mail and personal information.
- ☐ Tidy shelves and desks. Keep useful features visible.

Do not unplug medical, security or essential equipment. Tell the photographer about anything that must stay in place.

03 / BEDROOMS + BATHROOMS

Small details make a big difference.

Privacy matters. Put away valuables, medication, documents and family items you do not want visible online.



Bedrooms

- ☐ Make beds. Smooth covers and arrange pillows.
- ☐ Clear nightstands and dressers.
- ☐ Put away laundry, shoes and hampers.
- ☐ Store toys and loose personal items.
- ☐ Tidy a walk-in closet only if it is part of the shoot.

Bathrooms

- ☐ Clean mirrors, counters and shower glass.
- ☐ Hide toothbrushes, toiletries and medication.
- ☐ Remove bottles, razors and sponges from showers.
- ☐ Close toilet lids. Hide bins and toilet brushes.
- ☐ Hang clean towels neatly. Remove small bath mats if practical.

Special rooms

Tell your agent about offices, gyms, guest suites, walk-in closets or garages you want shown. Do not assume every storage space is included.

Keep mobility aids and needed equipment available. Clear a safe route without making the home harder for anyone to use.

Let the home lead the picture.

Work ahead. Outdoor chores, washing and landscaping should be finished before the appointment.



Front + driveway

- ☐ Move your vehicles out of the driveway and away from the front view.
- ☐ Store bins, hoses, tools, toys and delivery boxes out of sight.
- ☐ Mow, edge and sweep where needed. Tidy the entry and welcome mat.
- ☐ Avoid watering or pressure washing paving just before photo time.

Backyard + pool + patio

- ☐ Arrange outdoor furniture. Wipe tables and place clean cushions.
- ☐ Remove loose pool toys and cleaning tools. Skim the surface if needed.
- ☐ Open safe access to the yard and any agreed detached buildings.
- ☐ Check pool and landscape lights if twilight is booked.

Only an owner or trained person should operate pool equipment, remove a heavy cover or move heavy items. Tell the photographer about hazards. Do not move neighbours' vehicles or enter their property.

Prepare for the services you booked.

Use the sections that apply. Ask your agent to confirm the scope before you start.

Twilight photography

- ☐ Test indoor, porch, landscape and pool lights the day before.
 - ☐ Have someone ready to operate timers and lighting controls at the agreed time.
 - ☐ Move cars and tidy outdoor spaces before dusk.
 - ☐ Ask the photographer how to set blinds and manage bright security lights.
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Video + 3D tours + floor plans

- ☐ Clear routes between rooms. A tour sees more than one still-photo angle.
 - ☐ Finish cleaning before arrival. Avoid overlapping workers or showings.
 - ☐ Plan for people and pets to stay outside the active filming or scanning area.
 - ☐ If an agent appears on camera, agree the script, outfit and speaking spots.
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Drone + vacant homes

- ☐ For aerials: tidy the whole visible yard and share access restrictions.
- ☐ For vacant homes: confirm power, water where needed and safe entry.
- ☐ For virtual staging: tell the agent which rooms and furniture style you want.

Weather, airspace and safe access may change the shoot plan. Contact Mario early if anything changes. Never bypass safety controls or light a fire just for a photograph without prior agreement.

One brief. Everyone on the same page.

Complete this with the seller. Share the useful details privately with Mario before the shoot. Do not write passwords, gate codes or lockbox codes here.

Property address:

Shoot date + arrival time:

Agent name + best phone:

Person meeting the photographer + phone:

Services ordered + target listing date:

Three features to show:

Rooms or areas excluded / anything unfinished:

Pets, access restrictions or equipment that needs care:

Agent confirmation

- ☐ Seller received the guide and has a clear pet / people plan.
- ☐ Access, parking and lighting controls are confirmed privately.
- ☐ Any special shot, amenity or community request is agreed in advance.

The final ten-minute check.

Walk the home before the photographer arrives. Tick each item that is done. If something is not ready, let your agent or Mario know.

- ☐ Beds are made. Counters and sinks are clear.
- ☐ Toilet lids are down. Toiletries and bins are hidden.
- ☐ Cars are moved. Front and back outdoor areas are ready.
- ☐ People and pets have a safe plan away from the active shoot area.
- ☐ Lights work. Blinds and curtains are open evenly unless advised otherwise.
- ☐ Ceiling fans and screens are off. Essential equipment stays connected.
- ☐ All agreed rooms can be entered. No cleaning or moving is still underway.
- ☐ Keys, access and the person meeting the photographer are confirmed.
- ☐ The photographer knows your must-show features and any limits.

Ready means ready before the appointment

Cleaning, staging and heavy moving need a separate plan. Do not rely on editing to hide clutter, repairs or property condition. If you need extra help, arrange it before photo day.

After the shoot

Follow the agreed lock-up plan. Check lights, gates and doors; return pet and essential items. Your agent should review the delivered media, confirm listing details and label digitally staged images as required by the listing platform.

Questions? Talk with Mario.

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Prepared homes help create a clear, consistent listing presentation. Sale timing and price also depend on the market, pricing and the property.