

WAVES & WILLIAMS

- REALTY PHOTOGRAPHY -

PREPARING FOR YOUR WAVES & WILLIAMS APPOINTMENT

Simple steps that help avoid delays, improve listing media, and ensure the best possible results.

Avoid Reschedules

- ☐ ⚡ Utilities are active
- ☐ 🔑 Correct key is in the lockbox
- ☐ 🔒 Lockbox is accessible
- ☐ 🚪 Property can be accessed at appointment time
- ☐ 🗑️ Major renovation debris removed
- ☐ 🧺 Excessive clutter addressed
- ☐ 🛠️ Contractors are not actively working during appointment
- ☐ 🛋️ Stagers have completed setup before appointment
- ☐ 🧹 Cleaning team has completed before appointment

Reschedules within 24 hours may be subject to additional fees

Presentation Checklist

- ☐ 🛏️ Make beds **
- ☐ 🧼 Clear countertops *
- ☐ 🧺 Hide laundry
- ☐ 🚿 Remove bathroom products
- ☐ 🍽️ Store dishes or leave in dishwasher *
- ☐ 📺 Turn TVs off
- ☐ 🐾 Hide pet bowls
- ☐ 🧲 Remove refrigerator magnets
- ☐ 🛋️ Straighten furniture
- ☐ ✨ Open spaces and reduce clutter **

Interior Checklist

- ☐ 🧹 Floors swept
- ☐ 🧽 Countertops wiped down
- ☐ 🔌 Cords hidden
- ☐ 🌀 Ceiling fans off *
- ☐ 💡 All light bulbs working
- ☐ 👤 Walk in closet organized
- ☐ 🚗 Garage organized if being photographed
- ☐ 📦 Personal items stored if desired

Exterior Checklist

- ☐ 🚗 Vehicles removed from driveway **
- ☐ 🗑️ Trash bins stored out of sight
- ☐ 🧺 Garden hoses stored
- ☐ 🧰 Yard tools stored
- ☐ 📦 Packages brought inside
- ☐ 🍃 Leaves swept from entryways *
- ☐ 🌿 Lawn/Landscaping maintained nicely
- ☐ 🧰 Contractor materials removed *

During The Appointment

- ☐ 🐾 Keep pets secured when possible
- ☐ 👤 Stay in rooms not being photographed *
- ☐ 📷 Avoid following the photographer room-to-room
- ☐ 🪟 Leave lights and blinds for the photographer to handle *
- ☐ 💬 Share any concerns before shooting begins **
- ☐ ⓘ Inform the photographer of any rooms requiring special attention

★ Heavily recommended
★★ Must be completed

Many issues can be corrected digitally, see next parts for enhancement options

Digital Enhancements

Not everything needs to be perfect before your appointment
Here's what our editing team can help with (additional fees may apply)

- ☐ 🗑️ Object Removal
- ☐ 🪞 Appliance replacement \$
- ☐ 🪞 Room clear edits \$
- ☐ 🪞 Countertop replacement \$
- ☐ 🪞 Furniture removal
- ☐ 🪞 Flooring changes \$
- ☐ 🪞 Furniture additions \$
- ☐ 🪞 Wall color changes
- ☐ 🪞 Virtual staging \$
- ☐ 🪞 Exterior enhancements
- ☐ 🪞 Personal photo removal
- ☐ 🪞 Renovation visualizations \$
- ☐ 🪞 Wall patch removal ⚠️
- ☐ 🪞 Lawn replacement \$
- ☐ 🪞 Paint patch removal ⚠️

Service requires additional fees

Service may break MLS guidelines depending on certain scenario ⚠️

EXAMPLES OF WHAT'S POSSIBLE

\$ ROOM CLEAR EDIT



\$ VIRTUAL STAGING



\$ RENOVATION VISUALIZATION



\$ RENOVATION VISUALIZATION (VIRTUAL TOUR)



Don't see what you need? Just ask! Our team is dedicated to providing necessary edits to match the listing ready look.



QUESTIONS?

We're here to help! Contact your agent or the Waves & Williams team before your appointment.



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Serving Hampton Roads & Beyond

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The property does not need to be perfect. Please focus on access, utilities, pets, vehicles, and anything that may delay the appointment.
Appointments not ready, accessible, canceled, or rescheduled within 24 hours may be subject to fees per W&W Terms accepted at booking.
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