

Virtual Tour Preparation

It is a proven fact that homes with a virtual tour receive 40% more views on realtor.com than those without a virtual tour. Your virtual tour is being shot by a real tour vision full service provider. Rest assured that your virtual tour will be shot in a timely and professional manner. To assist you in your preparation for your virtual tour we have put together a list of items which will help the virtual tour process go smoothly. Be sure to have a pen and paper handy. If you do not already have a pen and paper handy please feel free to listen to this message now and then return later to listen to any portions that you may have missed.

Upon arrival a photographer will begin with panorama and still shots of the front of the property. We will then take panoramas and still shots of the inside of the property. We will also take panoramas and still shots of outdoor amenities including large backyards pools and oversize sheds or workshops.

If you would prefer not to have a panorama of a certain room due to the storage of boxes please let the photographer know upon arrival, otherwise we highly recommend that all rooms be included in your tour. Once your photographer has arrived it is too late to move objects out of the way. Please feel free to place boxes and excess belongings in your garage before the virtual tour appointment. Unless you have custom cabinets or some other unique feature of the garage, we will not take photos or panorama of the garage. So this is a safe place to hide items out of the way during your virtual tour.

The average size property of about 2000 sq.ft. will take anywhere from 20 to 30 minutes to complete your tour. Larger homes will take longer. Because our panoramic views are 360°, you may stand in another room or outside while we complete the indoor panoramas. However we do request that somebody be on location throughout the tour appointment.

Outside, be sure that cars are out of the driveway before we arrive. Be sure to place garbage cans inside the garage or place them neatly on the edge of the property. Also, make sure that your yard has been freshly cut and your garden has been recently weeded. Anything that can be seen during an actual visit to the property will be seen through the camera eyes.

If you have any questions about what should and should not be outside during your virtual tour appointment please contact your real estate agent for a third-party opinion. Kitchens are arguably the most important room in the house. Be sure to clear all islands and countertops, remove knickknacks and excess appliances. One or two candles and a wine rack are visually much more appealing than a full display of knickknacks. The more cluttered your kitchen is, the smaller it will look. So be sure to put away as much as possible and show off those gorgeous countertops.

Put away toasters, toaster ovens, moveable microwaves, coffeepots, knife blocks, can openers, espresso machines, etc. one or two of these items are fine but together can cause a very cluttered look. Be sure to clear the refrigerator completely. Work schedules, family pictures, and school projects are things that you do not want to see in

a virtual tour. Be sure to empty the garbage can and remove it from view if possible. Remove all dishes from the sink area and hide the soap bottle and sponge out of the way. Shine all of your stainless steel appliances and make them look their best, even if they will not convey with the property they will add to the beauty of your virtual tour.

Remember your home is now a house. When you listed your home for sale it became a house and not a home. You need to look through the buyer's eyes and see what would be appealing to a buyer. Buyers want to imagine themselves living in the house and making it their home. The more that you can do to accommodate this vision, the better your house will show in the virtual tour. Take down as many family pictures as possible and replace with generic yet appealing artwork or photos. Anything that is not included in the sale of a home should be put away. This naturally includes cash and valuables. Again, if there is anything that you would not like to have seen in your virtual tour, please be sure to put it away prior to your appointment. Anything that could be seen during an actual visit to the property will be seen through the camera eyes.

Open windows and allow natural light to fill the rooms. All lights should be turned on and all fans should be turned off. This will help to dramatize the beauty of your house. If you have pets, be sure to put all pet toys away. If you have a crate for your pet, be sure to hide that in the garage.

If you have hardwood floors or custom flooring, be sure to remove throw rugs and show off these unique features of the house. Clean-up paperwork clutter in computer work areas. In bathrooms, be sure to clear off all WaterPiks, pill bottles, electric toothbrushes, and other personal items from the countertops. Close toilet lids and open shower curtains to show off that bathroom tile.

The suggestions made here in this message are not required and are provided for your convenience. Your property will be shot 'as is' when we arrive. If you don't feel your home is ready or you are not there when we arrive, we will take a photo of the front of the house and reschedule your tour. There will be a charge for this because we were unable to give someone else your appointment time.

Once your virtual tour has been completed, please be prepared for fewer showings. Your house is now being marketed on the Internet. Potential buyers that make an appointment to view your house in person are truly interested buyers that have already seen your house and may be ready to put in an offer.