



Pre-Visitation Checklist and Waiver

This checklist/wavier is meant to explain the basic terms and conditions and to let clients know what I expect before photographing but also to help clients by providing tips for which they may find useful for generating the best possible photographs. Please print and sign the bottom and either scan and email back to me or print and hand to me when I arrive.

Cleaning your property!

The number One category that all home owners should worry about for preparing for photography! After all a picture is worth a thousand words, if your home or property is dirty it will show in the pictures! This will most likely tell a lot less about your home (due to pictures not being at their best) but tells a lot about you and what to expect at the property to prospective buyers! I never tell clients to do anything they don't want to however and instead just provide a few checklist items for some cleaning areas that you may not have thought of!

Please Note: I or any other photographer will NOT attempt to clean your property while onsite. Upon arrival if I determine that your property is unsatisfactorily clean (in other words, the pictures would look horrible), I may at my discretion reschedule your appointment with you. Please note deposits paid are non-refundable for appointments.

Here is a Cleaning Checklist that I created that you can use when thinking about what items in your home may need cleaning order to achieve the best pictures possible!

Cleaning Checklist (at your Discretion)

Vacuuming

(All floors, carpets, hallways, bathrooms, furniture, base boards, walls and ceilings, under couches or areas that the camera will see)

Windows and Mirrors

(Inside and outside if possible). Try using a streak free cleaner like Windex glass cleaner (the blue stuff). A squeegee also works well.

Wipe down, cleaning and drying without

smudges (baseboards, cabinet faces, door knobs and handles, faucets, Knick knacks or other trinkets, Fridges, Stoves – especially stainless steel ones !)

Dusting

(Usually done first before vacuuming), please make sure to get all those dust bunnies and cob webs! They really do show up on camera! Dust your TV, computers, corners, ceiling and walls, light fixtures, etc.

Washing your Floors

(for hardwood, tile, lament etc.) Making sure to properly dry and wipe them off for a no streak shine.

Wash, Dry and put away Dishes (not left in Sink)

One of common things to overlook are left over dishes or pots and pans that need to be neatly put away and having all the counters cleared so that photographs of the kitchens look good. Another tip: Put everything in the dishwasher if you don't have time!

Clearing, Tidying and Organizing

The Most successful pictures are the ones that show your home or business's true potential to a potential buyer when it is neat, organized and clean.

Here are some basic tips for Tidying:

De-cluttering. This has to be the number two objective (other than cleaning) when staging your home for photography. Although most buyers will overlook a certain amount of clutter, they don't get a true picture of what the room looks like when they want to move in. You can keep some personal items in the home and we recommend not taking down any pictures or artwork on the walls, however I advise against any that showcase you or rather yourself and family pictures or other identifiable items. People want to see the house, not the stuff you have unless of course you are selling those items with the house.

One tip would be store as much stuff in a location of your house that isn't being photographed like a hidden closet or garage that's used for storage.

Organizing. Take a look at your house or business. Now take a look room by room and also look at the rooms that connect each room. Are there objects or furniture that you feel look out of place? Are there any ways in which you could move anything to make the room look better? Do those shelves look like they have too much on it and its going break? Have too many kitchen appliance on the counter that make it look small? These are some of the questions you should be asking yourself before I arrive! A Realtor can also help you with Staging but for last minute items, do a walkthrough yourself and re-experience your home the way someone would for the first time!

Tidying. This is more of a last minute arranging item however if you have kids or pets you know that things won't stay where you last put them! Although I generally don't touch most things in the home, I will if the situation requires it, move a pillow, a centerpiece, flower pot or other smaller items in order to get the shot as close to perfect as I can. Keep on the lookout have a quick look before I arrive!

Moving Items, Objects or Furniture and Vehicles

No furniture needs to be moved by the photographer! I really want to take pictures of your property but this couch is in the way and I can't get to the door? As a photographer, I get asked occasionally, "Will I move furniture?" The answer is NO. If you require assistance staging your house contact a competent moving company or ask your Realtor to assist you in your moving issues before I arrive on site for your booked appointment.

Move your Vehicles (if applicable). One shot that I take while onsite is the Front of your property. Moving your Vehicle away from the Front of your property will allow me to take angles to make your home look better in the pictures. After all, you are selling your home, not your vehicle. Please note: that If this isn't possible I can discuss other arrangements. License plates can be filtered out in post processing for an extra \$20.00 charge to cover post processing time. (Also please let me know about any parking issues for my vehicle ahead of time for if any).

Remove the outdoor clutter. Please make sure all Garbage/Recycle bins, Toys or any object not wanting to be in the picture is removed from the front of your property (if applicable). Also you may want to consider cutting your lawn beforehand.

[Required] Consent to move and arrange photographed objects in the house or other items that will be in photographs that are reasonably able to be moved (smaller items) to get the correct shot. Examples of this are things like toiletries, paper towel rolls, fruit baskets, flower vases or centerpieces on tables, straightening wrinkled sheets or fluffing pillows or Dishes are examples (but not limited to).

Lighting (Color and availability) and Pre-Replacement of Bulbs

[Optional] Review your property's Lighting Plan (Colour, Appearance and Brightness). Although I do bring my own lighting equipment to take pictures with I prefer to use Natural Light as well as existing light sources that the client already has. This results in me being at the property less time and provides better pictures when finished. Also, showing off your existing, modified or newly upgraded lighting will give prospective buyers a better idea of what your property really looks like in an ideal lighting environment. Without proper lighting to light your home, images will not look their best. ***Also something to consider is matching your Bulb colors and styles to bring out the natural look of your hard invested dollars on all those renovations! LED bulbs are now a lot more affordable and come in different color temperatures!*** Want to learn more, check out YouTube for videos on lighting.

[Optional but highly preferred] Make sure all lights are working and replace any damaged or missing Bulbs before onsite visit.

Pets

[Required] Do you have any pets? I would prefer you to make arrangements for your dog to take a day trip while I am onsite! Your Pets are your Life and part of your family and I understand that, I too am a pet owner (fish) but personally love dogs! Dogs can be very curious however and want to get attention at times when the attention should be placed on me taking great photos! After the photo shoots over, I would be happy to pet your dog and say Hi! Please discuss your situation in more detail with me if there are any concerns.

For further clarifications:

Fish tanks: If you have Fish, they are okay to photograph however keep in mind extra editing time may be required to properly expose the image for the appropriate frame if they are in a main area being photographed. I will do this on a case by case basis as each situation is different.

Rodents: Not a problem as long as they are caged and out of site.

Cats: Please have your cat(s) placed in a room or area not being photographed during the visit so I do not accidentally step on them while photographing or moving throughout the house. Cats are generally okay in most situations and will not approach me. I do not have any allergies but would prefer not to have cat hair on all my equipment (see cleaning and vacuuming above) which may require more cleaning while onsite and can delay the photography or video shoot in some situations.

Reptiles: Please try to move your reptiles from the shooting areas if you are able to. For snakes or other larger reptiles please notify me ahead of time so I can discuss the best course of action.

Birds: Generally Budgies or small birds are okay as long as they moved to a location that is not being photographed. If you want them photographed then I can discuss arrangements. For larger birds they can get quite upset with people they don't personally know. Please make the appropriate arrangements before I arrive. I can discuss the situation if needed.

Farm Animals: Generally as long as they are fenced in or images can be taken at a distance, they are not an issue however please note that farm shoots may take longer due to conditions onsite. Call to discuss.

_____ Name and type of Pet #1 (if left onsite)

_____ Name and type of Pet #2 (if left onsite)

Damage, Delicates and Valuables

[Required if applicable] Please Kindly let us know if there are any fragile or highly breakable objects to avoid! Also if possible I would ask you to have these items moved to an area not being photographed or shot by video (if possible) unless you require them in my shots. I will make all effort to be careful however due to lugging a lot of photographic equipment around accidents can and do happen! Knowing about potential problem areas will help me to avoid them while onsite. I may ask you to show me the rooms/objects that require careful attention.

_____ Item #1 in Room _____

_____ Item #2 in Room _____

**Disclaimer Note: Karr Galaxy Studios will not be held liable for damage to any object or item that wasn't properly secured, stowed or informed us about ahead of time. I make all "Best Effort" attempts not to damage anything however accidents can and will happen from time to time including but not limited to minor scuffs or scratches due to setting up photographic equipment or taking photos.

Please Kindly remove or secure any loose valuables that you are concerned about or do not want in the photography. Loose change, bills, Canadian tire money or Jewelry just to name a few. I will not be held responsible for missing or lost items.

Safety and Security

[Required] Is your property Safe for me to visit? Please have a look around your property and inside your house before I arrive to ensure that my visit will be a safe and pleasant one. Loose live electrical wires, heating elements on the stove left on, renovations or major water issues with water on the floors just to name a few hazards.

[Required] Can you provide me with the necessary security pass, key or code to access your property at will? Do to the fact that I will be requiring access to the entire property (or most of it) in order to take photos and video, I will need a way have all access to all the required areas of your home. Please plan accordingly and discuss this with us when you Book your appointment! *If I am unable to access your property you will forfeit the deposit for the appointment time if I arrive and am unable to gain access within a reasonable timeframe.*

X

Realtor or Home/Property Owner

Printed Name: _____

Date: _____

Address: _____

MLS# (if applicable) _____

Prior to your scheduled appointment, please complete the checklist.

Print a copy for yourself and Scan and email or Print a signed copy and give it to me the day of arrival.

Thank you for your Business!

Please Note: By Signing this form it means that you have read the terms and conditions on photography.karrgalaxy.com and that you agree to my basic level of expectations before services are provided and any chargeable fees I may charge if "basic conditions are not met".

I do not tell my clients how to stage or clean their house or property as that is the realtor's job. I will shoot in most situations where there is a "basic level" of cleanliness that will not severely affect the picture outcomes. I can only shoot what the camera sees. The cleaning portion of the checklist is mainly there as a guideline and to provide tips and suggestions.