



Tips & tricks for the best results

Checklist



CHECKLIST

Prepare your home for the photo and 3D recording!

PRIVACY

Your privacy is very important to us. We will "blur" the faces on your wall decorations when photographing. However, it is best to remove them.

We will also make sure your car's license plate is not readable if, for example, it is in the garage.

Unfortunately, we cannot blur anything with the camera we use for the virtual 3D tour. Therefore, carefully look around your home for any images you would prefer to keep private.

INTRODUCTION

We are here to create a beautiful presentation of your home. Good photos and the virtual 3D tour will ensure that your home is presented as optimally as possible. What's more, a good and atmospheric presentation leads to a higher selling price!

But the final results are largely determined by you. Through our extensive experience with home photography, we know better than anyone that if you present the home neatly, tidily, and invitingly, we can deliver beautiful images as the end result. It goes without saying that your preparation is therefore essential. Please take these tips to heart and critically view your home from a buyer's perspective.

If you have any questions, you can always call or message Micha at 06-15027206

WHAT IMPRESSION DOES YOUR HOME MAKE?

Ensure sufficient spaciousness. You create spaciousness by providing enough light (and natural light), removing unnecessary items, working with light colors, not cluttering every wall, and showing enough floor space. The more floor is visible, the more spacious the room appears. Also remove items from on and under cabinets. These often distract. We wish you great success with your preparations!

GENERAL TIPS

Ensure a fresh impression: dust, vacuum, mop, clean windows, etc.

Put away loose items such as remote controls, mail, magazines, clothes, toys, etc.

Make sure there aren't too many coats and other clothing items hanging on coat racks. Keep a maximum of 2 items.

Remove personal belongings and hide as many family photos as possible.

Notify us if there is a playground, park, etc. nearby. We will then photograph these as well.

Open the curtains, raise the shutters, and close the windows.

Clear the windowsills as much as possible to avoid obstructing the view outside.

Remove (door)mats from sight.

Place loose items as much as possible in baskets/crates so they can be quickly removed.

We generally do not photograph the interior of a garage, shed, wall cupboard, cellar, storage room, etc. This is an ideal place to temporarily store your belongings for the shoot.

Buy fresh, colorful fruit and/or flowers to create a homely atmosphere.

Make sure pets are not in the way. Remove garbage cans, cables, crates, litter boxes, and similar items.

LIVING ROOM

Put remote controls out of sight and remove any noticeable cables.

Turn off the television and/or computer screens.

Open curtains and remove any sheer curtains for an optimal view outside.

Tidy up toys. Store items in closed boxes and put them out of sight.

In case of pets, please remove benches, dog beds, water bowls, scratching posts, toys, etc.

Remove loose and unnecessary items from tables, such as mail, magazines, etc.

Remove doormats and close any open windows or doors.

Temporarily move any high chairs as well as a playpen/baby box to another room.

Fluff cushions. Remove any blankets from sofas/chairs.

KITCHEN

Clear the counter as much as possible and ensure there isn't too much equipment. A coffee machine can remain but try to keep the cables out of sight.

Make sure faucets, hob, worktop, and appliances are thoroughly clean.

Ensure a clean, fresh kitchen.

Remove dishcloths, hand towels, tea towels, dish brushes, soap dispensers, etc.

BEDROOM(S)

Ensure clean, tidy bedrooms that are not too cluttered.

Keep the bed neatly made with a neutral duvet cover/bedspread.

Remove clothing items, shoes, etc. This also includes bathrobes (behind the door) and slippers (under the bed).

Also ensure that no items are lying under the bed or on a cabinet in plain sight.

For children's rooms: put away as many toys as possible, remove any baby baths, large posters, or other eye-catching items.

BATHROOM + TOILET AREA

Ensure a clean, fresh bathroom and toilet area.

Remove toothpaste tubes, shower gel, shampoo bottles, brushes, toothbrushes, etc. from sight.

Remove bathrobes, laundry basket, bath mat.

Provide clean towels.

Leave attractive items such as perfume bottles or wellness products.

Always put the toilet seat down.

Remove spare toilet rolls, toilet brush, calendars, waste bin, small pots.

EXTERIOR IF YOU HAVE A GARDEN

No bicycles, containers, or garbage bags in front of the house/against the facade.

Sweep pavements, remove weeds, mow the lawn, possibly prune.

Remove garden tools, clothesline, garbage cans, garden hose from sight.

Place cushions on garden furniture.

Ensure garden furniture is clean and dry.

Remove children's toys from the garden, including slides, bicycles, etc.

Naturally, any shutters should be open and curtains open.

Try to clear the pavement in front of your apartment. Possibly move your neighbors' bicycles for a nice view of the facade.

Remove leaves and other debris from in front of your door. This often accumulates in the porch.

Ensure a clean and neat stairwell. This is also important for viewings.

BALCONY / ROOF TERRACE

Most balconies in Amsterdam are not very large. Try to make them appear as spacious as possible. Viewers want to be able to walk back and forth on the balcony.

Add some color with plants and flowers.

When the weather is nice, a set table on the balcony creates a pleasant atmosphere.

FAQ

The time we need to photograph your home depends on its size. On average, we take 1.5 to 2.5 hours.

The 3D presentation scans your entire home virtually in one go. Please ensure that the entire home is ready for photos. Of course, it is possible to move items during the recording.

DOES MAKELAAR IN AMSTERDAM ALSO PROVIDE STYLING?

Styling is provided by a professional sales stylist. During the recording, we will carefully assess whether the home is arranged in the most optimal way. We rarely need to engage a stylist. Small adjustments can always be made. This includes moving or removing furniture. If you don't know where to start, the photographer can always visit you before the shoot to give you advice.

WHAT DO YOU DO IN CASE OF RAIN OR BAD WEATHER?

In case of precipitation, we can in principle take interior photos, but for the best result, sunny weather with a blue sky is the most beautiful. If it is very cloudy and gray when we arrive, we will try to find the best solution in consultation.

CAN YOU RECORD A HOME WITHOUT ANYONE PRESENT?

Yes, that's possible. We will need the keys for viewings anyway. Please ensure the home is as ready for photos as possible. Of course, we will always make adjustments for the best result.

WHAT IS THE ROLE OF THE PHOTOGRAPHER?

The photographer will photograph your home using the right techniques and professional equipment.

We are happy to move a heavy chair to show the room to its best advantage or shift a box, but we are not there to help clean up.

We hope everything is clear. Of course, you can contact us if you have any further questions.

Sincerely,

Hadewij and Micha
Makelaar in Amsterdam
020-8455878