



Client Property Photo Preparation Guidelines

Our primary goal at Sea Shore Cape Cod Summer Rentals is to ensure that your unique property will earn you the maximum rental revenue each season. Having a clean, welcoming property with basic amenities is vital to generating interest and guests that return year after year.

To ensure your property shines, we offer complimentary staging consulting services and professional photography to every client. Listed below are our property prep guidelines to help you get your property ready for photos and guests. **This list has been compiled with years of experience and guest feedback and it is important that the items on this checklist are completed prior to your photography appointment.** If you have any questions please reach out to our rental management team prior to the day of photos.

General Maintenance Items

- Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- Turn all overhead lights and lamps ON
- Replace all burned-out light bulbs
- Use bulbs of the same temperature if possible (ALL incandescent or ALL compact fluorescent)
- Turn all ceiling fans OFF
- Turn all TVs OFF
- Turn all computer screens OFF
- Open blinds/window treatments to let in outside light
- Remove personal photographs (or replace them with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets/ and loose personal items in closets or drawers

Front Exterior Items

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping (mow, trim shrubs, clear leaves) If professional landscaping is needed, please let the management team know prior to scheduling photos
- Remove empty planters
- Use broom to remove cobwebs from eaves and door frames
- Remove visible water hoses
- Remove toys, sports balls, basketball goals, soccer goals, etc.



Back Yard

- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be fresh, not faded
- Clear out kid's toys, balls, frisbees, etc.
- Clean pool
- Remove pool vacuum/cleaner hose
- Hide pool cleaning supplies
- Turn on pool fountains/water features
- Remove visible water hoses
- Remove trash cans

Kitchen

- Remove any visible items that will not be remaining in the property for rental season
- Clear countertops completely. No knife blocks, baking supplies, mail, etc.
- Leave out max of one small appliance (ex. coffee maker)
- Clear outside of refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet
- Remove dishes from sink, place in dishwasher

Dining Room

- Clear table, dust, and polish the tabletop
- Any side tables or additional furniture should be cleared of all items
- Use decorative place setting if available
- Straighten all chairs and space them evenly
- Remove child seats/booster chairs

Livingroom

- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Clean interior of fireplace
- Fluff and arrange furniture pillows
- Remove kid's toys and any items that will not be remaining during rental season

Bedrooms

- Make bed, including decorative pillows/shams if available
- Press bed linens and bed skirts
- Clear nightstands of all personal items
- Store away phone/tablet charging cables
- Remove all clutter from top of dressers
- Remove family photos from walls



- Clean under bed, removing items that may show in the photos
- Open all blinds and curtains
- Closets should also be completely cleaned out of personal items and clothing

Bathrooms

- Clear countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- Put toilet seats down
- Close closet doors
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove dirty towels - leave out only new, unused towels
- Remove floor mats
- Deep clean all mirrors, tubs, showers, etc
- Purchase matching bath mats and fresh towels

Pets

- Place food and water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Use lint roller on furniture to remove pet hair
- Contain pets in hidden crate or outside
- Clear back yard of pet waste/toys
- Due to allergy issues, all evidence of pets should be removed and a professional deep cleaning of the entire home should be performed prior to photos and rental season

We want to present your rental property as a bright, fresh getaway for prospective vacationers. We understand that this is a lengthy checklist, but it is important that your home is in pristine condition prior to photos being taken. If you have any questions or need referrals for cleaners, landscapers, etc prior to photos, please reach out to us as soon as possible.