



Alter Ego 360° Virtual Tours

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360° Virtual Tour Preparation Tips

Please read the following techniques and tips in preparation for your 360° Virtual Tour shoot. These techniques are suggested for staging your residential property, for the best virtual tour *experience*, and generally fit within the staging of most properties as well. Staging techniques may vary from Realtor to Realtor and, if you are working with a Realtor or Broker, you may feel free to forward these tips and techniques. **Remember, you only get one chance to make a first impression ... a clean and uncluttered property makes a difference.**

We will require a minimum of 45 minutes to complete your 360° Virtual Tour shoot and require access to all areas included in your tour.

Outside

- Vehicles should be removed from the driveway (e.g. garage, off property, etc.)
- Kindly remove trash cans, garbage bags, yard waste, and other "clutter" ... and pick up any yard toys and play areas.
- Hiring a landscaper (if applicable) will prove to be a valuable investment in showcasing the outside appearance of your property.

General

- **CLEAN YOUR CARPETS ... give us a call @ (508) 341-7075 to schedule your safe, non-toxic deep carpet cleaning today!**
(* FREE Virtual Tour Referral Program Available – Please call for details!)
- Turn all inside lights on.
- Valuables (and fragile items) not included in the sale of the home should be out of view for safe keeping.
- Open window blinds and drapes to reveal the view unless your real estate professional has advised you otherwise.
- Window views should be kept open ... as much as possible.
- High-back furniture should not be in front of windows if it blocks the view.
- Fans off.
- Televisions off.
- Toilet lids down.
- Make the beds, clothes in the hamper, toys in the closet.
- Conceal garbage containers.
- Open doors between rooms to give an open feeling.
- Remove pet food bowls and toys, and conceal pets.
- We can edit/smudge expensive artwork on the tour. Please tell us ahead of time.
- We can't assume liability for moving furniture, etc. The property will be photographed as is. Ask your real estate professional which things, if moved, would improve the tour and subsequent showings.
- Removing rugs (if applicable) can help reveal the true beauty and shine of the underlying floor.
- Conceal cords. They remind us how many things we keep plugged in 24/7. This does not mean unplug lights. Lighting is important. Simply conceal "spaghettis" of computer/router/power cords, etc.
- Shoes in the corner, Jackets hanging, etc. ... Out of sight.
- Open house signs should be out of view of the camera.

Kitchens

- Clear the island and counters (appliances, dish rack, etc.) so the tour shows how spacious it is.
- Clear the refrigerator. Sports schedules and school lunch menus, etc. are things most people don't want strangers to read.
- Conceal kitchen garbage from view.
- Empty the sink, remove dishes in strainer and move all sink accessories/products to a cabinet.

Bathrooms

- Shower/bath items should be placed under the sink.
- Clear counters.
- Once again, please lower toilet seats.