

# Shutterbug Studios

Web URL – [www.tourfactory.com/show](http://www.tourfactory.com/show)

Distribution:

- **AustinHomeSearch.com** (via MLS – agent submitted)
- BeatYouThere.com (coming soon)
- Blinkx Video Network
- Clickable City Directory
- CLRSearch.com
- **DuPont REGISTRY** (luxury properties only)
- Google Base
- **HomeDebut.com**
- Homes.com
- Hot Pads
- LiveDeal.com
- Oodle.com
- **Realtor.com** (and 65 +/- picture path partner websites)
- Trulia.com
- Vast
- Yahoo – Real Estate Classifieds
- YouTube.com
- Zillow.com
- Zipvo Video Tours (coming soon)
- **VTHS.com** (virtual tour hot sheet) 1 WEEK ONLY!

## Upgrades:

- \$9.95 – text writing (FREE to do yourself)
- \$24.95- link to realtor.com (FREE if showcase listing)
- \$50/set- additional photos (about 15 add'l stills, 5 add'l moving)
- **TWILIGHT +\$150** (includes a few daytime photos)
- \$19.95 – link to LiveDeal.com
- \$49.95 (30-second) or \$84.95 (90-second) professional voice-over audio (custom paragraph describing the property *instead* of music)
- \$19.95 (1) or \$29.95 (5)- virtual tour on CD (we create for you, ship to you or the property (FREE to do yourself)
- \$24.95 (1) or \$39.95 (5)- virtual tour on DVD (we create for you, ship to you or the property (FREE to do yourself)
- \$34.95- 50 color flyers delivered to you or the property
- \$59.95- 100 color flyers delivered to you or the property

Order Process & Pricing for Austin area  
[www.tourfactory.com](http://www.tourfactory.com) or 888-458-3943

(template/subscription + photos starting at \$70)

- Toll-Free customer service 888-458-3943
- [coaching@tourfactory.com](mailto:coaching@tourfactory.com)
- property DOES NOT need to be in MLS to do a virtual tour
- we provide MLS photos
- instructions to download High resolution photos (stored FOREVER)
- we provide Distribution links

For MLS – **Branded** – Full Virtual Tour (general distribution):

<http://www.tourfactory.com/501662>

For MLS – **Non-Branded** Virtual Tour (IDX-Compatible):

<http://www.tourfactory.com/idx501662>

For MLS – **Non-Branded IDX Rich** Virtual Tour (IDX-Compatible):

<http://www.tourfactory.com/idxr501662>

\*\*\*\*\* **Download your tour on video** \*\*\*\*\*

<http://tours.tourfactory.com/tours/downloadvideo.asp?nTourID=501662>

**Cell Phone Tour** – for phones with internet access:

<http://www.tourfactory.com/pcs/tour.asp?t=501662>

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Attached are the internet ready photos (good for MLS/web use) - the **print quality photos** are available in the TourFactory system if you would like to use them for marketing materials:

1. Login to [www.TourFactory.com](http://www.TourFactory.com)
2. From the menu bar at the top of your welcome page, select "Inventory - Email Tour Photos" - tour# **501662**
3. Select the 'original' photo you wish to download and click on the green arrow next to it
4. It will pop up a dialog to save the image to your computer
5. Repeat steps until you've downloaded all the desired photos

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**Link to Weekly Seller Report:**

<http://tours.tourfactory.com/tours/SellersReport.asp?nTourID=501662>

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## **DON'T FORGET: RATE YOUR PHOTOGRAPHER!**

In addition to this personal email from Shutterbug Studios, you should receive an email from TourFactory.com Website with the links for your virtual tour and a request to rate your photographer. *We strive to provide the very best photography services for our clients and hope we've exceeded your expectations in every way.* Your feedback is appreciated! Please take a few moments to fill out the survey...

**Thank you!**  
***The Shutterbugs***



**\*By Request – Shutterbug Staging Guide**

Agent Website:

<http://agent-49024.pages.tourfactory.com/>

# Shutterbug Studios

## HOME STAGING GUIDE

### OUTDOORS

#### Front and Back

- Remove dead potted plants, toys, bicycles, hoses, yard tools, mowers, etc.
- Remove trash cans. Place in garage or on side of the house.
- Add curb appeal and inviting atmosphere!
  - Real plants/flowers or carefully chosen artificial plants/flowers
  - Patio furniture with a decorative centerpiece (flowers, patio sculpture, tea/lemonade set with pitcher/glasses)
  - Open umbrella (as long as it doesn't obstruct a view)

### INDOORS

- Open/tie-back all curtains and raise mini-blinds or open straight across (try to be consistent throughout)
- Turn on all lights, turn off all fans
- We typically do not photograph storage areas, so hide essential 'extras' in the utility room, garage, or closets for the day (high chair/booster seat, pet beds, etc.)

#### Kitchen

- Clear off counters of clutter and small appliances, free standing paper towel holders, drain rack, etc.
- Remove trash cans, pet bowls, dish towels (even decorative should be put away for photos), cleaning supplies (soap, sponge)
- Leave only minimal decorative items (bowl of fruit, vase of flowers, cookbook on stand, or wine bottle/glasses on a platter... etc.)
- Dress breakfast table with plant, vase of flowers or centerpiece (bowl of fruit, candle arrangement, etc.)

#### Living Room – Family Room – Game Room

- Make sure decorative pillows are in place. A small throw blanket may be draped over a chair, ottoman or sofa.
- VCR tapes, CDs, DVDs and remote controls should be put away out of sight
- Remove clutter, newspaper, and magazines
- Enhance a room with decorative touches: plants, decorative candles, a stack of a few books, art. Bookcases should be organized. Staging tip: 1/3 books, 1/3 art/plants, 1/3 empty space

#### Bathrooms

- Remove all personal items and toiletries (toothbrushes, hairbrushes, medicine/vitamins etc.) from all bath/shower and counters
- Remove bath mats.
- Display only decorative towels, candles, plants, etc...

#### Bedrooms

- Clear end tables and dressers of all clutter and make the bed with matching bed linens and decorative pillows
- Hide laundry baskets/hampers, bathrobes, and any other extra wardrobe items (clothes, shoes/slippers) or toys in the closet