

Show Spaces Photography

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Listing Agent Pricing

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ShowSpaces Photography is a Niche Company that Serves Full Service Listing Agents. We don't work with Discount Broker or iBuyer business models or For Sale By Owner Listings. Packages include Rights Managed Licensing to the Listing Agent for a single use for marketing one Property for Sale or to secure a tenant for a long term rental for the duration of the Listing. In addition, imagery may be used by the listing agent for self promotion after the property is off market. For off market social use, ShowSpaces Photography must be credited. The licensing is not transferable and the listing agent must be the invoiced party. Use of imagery for more than one sale or lease of a property, or short term rentals will require additional licensing and its associated fees. Applicable sales tax for the county of the listing agent will be added to each invoice.

The Marketing Kit - Included with Every Base Package

Branded and Unbranded Property Site, Flyers, QR codes for Property Site, Social Templates, Editable Teaser Slideshow Videos, and Full Slideshow Videos.

[Click here for a Sample to play around with.](https://cutt.ly/PjxT55E) Or enter the url: <https://cutt.ly/PjxT55E>

Photography Base Package

All Photography Packages include a Property Site and Marketing Kit

ReSale Listing by Finished Sq Ft	List Price	Approx Photos
0-1500	\$160	30
1501-2000	\$175	35
2001-2500	\$190	40
2501-3000	\$205	45
3001-3500	\$220	50
3501-4000	\$235	55
4001-4500	\$250	60
4501-5000	\$265	65
5001-5500	\$280	70
5501-6000	\$295	75

Land Only	List Price
Aerial Photos	\$150
Aerial Photos + Simple Aerial Video Video will be about 1 minute. Minimal Editing. No Branding.	\$200
Aerial Photos + Custom Aerial Video A longer video with Titles, Several Transitions and Passes around the Property. Branded and Unbranded Versions Created. Video will be about 2 minutes.	\$250
<u>Twilight Photos</u>	
Twilight - On Site	\$150

Standard Photo Package Inclusions: Community Photos and Experienced in house Photoshop skills to Remove TV glare, Blue Sky Enhancement, Flames added to functioning Fireplaces (seasonal), Cord removal and other ethical edits

Additional On Site Services

If not ordered with a base photo package, +\$75 will be added to your order.

Aerial Additions	
Aerial Photos	\$75
Simple Aerial Video Video will be about 1 minute. Minimal Editing. No Branding.	\$50
Custom Aerial Video A longer video with Titles, Several Transitions and Passes around the Property. Branded and Unbranded Versions Created. Video will be about 2 minutes.	\$100
Airspace Clearance Surcharge Generally within 5 miles of RDU.	\$50

Layout Additions	
Zillow 3D	\$50
Enhanced 360	\$100
Floorplan Drawing Measurements not guaranteed	\$50

Video	
Walk Through Video - Unbranded	\$50
Walk Through with Agent - Branded only (you're in it!)	\$100
1:30 Ground Level Video Branded and Unbranded	\$150
2:00 Ground + Aerial Video Branded and Unbranded	\$250

<u>Off Site Additions</u>	
Virtual Staging	\$50 per photo
Virtual Twilight	\$25 per photo
Custom URL for Property Site	\$50

Travel Fees apply beyond 30 miles of Pittsboro, NC at the rate of \$0.75 per mile. Once an address is entered in our order form, the fee will be calculated.

For New Construction, we prefer to work with the Builder and create a cost sharing package between Builder, Architect and others involved in the Project, which would include listing agent access to the photos for the MLS. Involving more parties will result in a price break for all over each hiring photography separately.

However, for New Construction where only the agent will have use of the photos for a single listing, the pricing is below. Building a higher cost into New Construction helps account for expected rescheduling, blue tape removal, other needed edits and working around other contractors. Rarely, have I not experienced at least one, if not multiple of these issues associated with a New Construction shoot. Additional licensing to the agent to market more than 1 sale is +\$50.

New Construction	List Price for 1 sale	List price for 1+ sales	Approx photos
Economy	\$210	\$260	50
Small: <2500	\$240	\$290	60
Medium: 2501-3500	\$270	\$320	70
Large: 3501-4500	\$300	\$350	80
Extra Large: 4501-6000	\$330	\$380	90
Jumbo: 6001+ Minimum Price	\$360	\$410	95



We now offer Measurement Services

Finished Sq Ft	Finished Square Feet Documentation Sketch Outline of Total Finished Sq Ft by NC/ANSI Standards	Room Dimensions Document stating Room Dimensions measured wall to wall from greatest perpendicular distances of the room.	Detailed Floor Plan Detailed Floor Plan with walls, doors, windows, cabinetry and fixtures on the plan. This service may take up to 3 days for delivery.	Full Measurement and Floor Plan Package Includes all 3 items to the left at a \$20 discount. Includes the Finished Sq Ft Documentation, Room Dimensions and Detailed Floor Plan.
0-2500	\$70	\$20	\$50	\$120
2501-3500	\$85	\$25	\$60	\$150
3501-4500	\$100	\$30	\$70	\$180
4501-6000	\$115	\$35	\$80	\$210
6000+	Custom quote			

Finished Square Feet Documentation is designed to be a record of total finished square feet to aid the listing agent in gathering the square feet facts of the property. Included in the documentation is an outline drawing of the perimeter measurements of various areas of the property separating out different areas identified as finished, partially finished, unfinished, above grade, below grade, decks, sheds, and select named areas as necessary noting the amount of square feet they occupy. The report's goal is not to reflect individual rooms, interior walls, windows, doors or closets.

The measurements are obtained by physical observation of the property by a certified Home Measurement Specialist. The method of measuring the subject home is in accordance with the [NC Residential Square Footage Guidelines](#) and those approved by the American National Standards Institute, Inc (ANSI), which are recognized by the North Carolina Real Estate Commission as comparable standards.

Within every measurement project, some degree of art of opinion may be applied as well as rounding as set forth in the standards. The sketch provided with each dimension will provide a vehicle in which the work could be reasonably duplicated by another person. Final finished square footage will be rounded to the nearest whole number with the goal of being within a 5% margin of error. This document is created in house. Simple home layout delivery is typical by next morning. Complex layouts may take up to 48 hours.

Room Dimensions are measured on-site with a laser measuring device. Rooms are measured wall to wall from greatest perpendicular distances of the room. Best judgement is used in separating open concept areas without overlapping each area.

The **Detailed Floor Plan** is a detailed floor plan that includes walls, doors, windows, closets, appliances, built-in cabinetry, bath fixtures and main room names. This drawing is sent out for creation. Delivery is typical within 24-48 hours, but can be delayed due to corrections needed to be made when returned by our provider. Please allow 3 days for delivery.