



Real Estate Services and Rates

Interior/Exterior Photos (Includes Basic Floor Plan)

HDR, Flash Ambient, Window Pulls, Sky Replacements, edits for clear and detailed images

Square Feet	Up to 15 photos	32+ photos
500-999	\$120	\$170
1,000-1,999	\$160	\$190
2,000-2,999	\$190	\$220
3,000-Larger	<i>Price calculated by square footage</i>	

Aerial Photos

FAA certified and flight-insured HDR drone photography

Aerial photos help show the surrounding area, homes on steeper slopes, estimated plot lines, nearby amenities, and more. Includes customizable graphics to highlight property lines and nearby amenities. Price covers 1 hour of flight time and average flight insurance* along with editing time afterwards.

5 Photos:	\$125
10 Photos:	\$150
15 Photos:	\$175
20+ Photos:	Price calculated by quantity of images and size/acreage of project

**More information about flight insurance on Page 5*

Video Tours

Get a cinematic tour and layout of a property, both inside and outside

Edited videos are 1-4 minutes in length depending on requests and size of property/acreage. Rates cover homes up to 3,000 sq. ft. and/or 5 acres. Rates for larger properties will be individually calculated.

- Standard Video: \$150 Stabilized video camera for interior/exterior filming; Handheld gimbal, tripod, and slider used for filming
- Aerial Video: \$200 Drone used for filming: great for larger acreage, views over trees/roofs, and seeing nearby amenities
- Combined Video: \$250 Every aspect covered: inside, outside, and from the sky

Commercially licensed music is included. If you want to add a voiceover or spoken audio Describing the property, a rate of \$50 is added for extra editing time.



Virtual Tours

A great way for people to view and virtually walk through the layout of a home

Key differences between virtual tours and my video tours	
My Video tours:	Virtual tours:
<ul style="list-style-type: none"> • Are like a movie: you click “play” and watch the video go through the property • Can have aerial views (if a drone is used) • Music/Audio included • Are not as easily/prominently displayed or advertised on sites like Zillow and Redfin 	<ul style="list-style-type: none"> • Are more prominently displayed and advertised on sites like Zillow and Redfin • Require the viewer to explore the home by clicking/tapping through the tour • Can show a floor plan of the home

Matterport 3D Model: \$25 base + 10¢/sq. ft. of property

- Creates a 3D dollhouse model of the house that can be viewed, rotated, and virtually walked through
- 5 “Callouts” to items of the realtor’s choosing (e.g. new appliances, granite countertops, etc.)
- Automatic content distribution (Redfin, Realtor.com, Homes.com)

Zillow Virtual Tour: \$25 base + 5¢/sq. ft. of property

- A much simpler/quicker option to Matterport; it does not create a 3D dollhouse model
- It creates an interactive 2D floor plan that is very intuitive to view alongside the 3D images
- Automatic content distribution (Zillow, Redfin, Realtor.com, and Trulia)

CubiCasa Virtual Tour and Video: \$25 base + \$225

- Creates a virtual 3D rendering of the property, then creates a virtual walkthrough video
- Includes a 2D floor plan, as well as a 3D virtual floor plan image
- This is a great option for homes that are cluttered or undergoing repairs, as the digital rendering will remove objects and ongoing repairs in the video and 3D rendering

If a Virtual Tour is requested along with any other interior/exterior/aerial photos or video of the property, the Virtual Tour base price of \$25 is removed from the invoice.



Floor Plans

A simple effective way for potential buyers to see a home's layout

“Basic 2D” Black and White

FREE

- If you are requesting interior photos of a property, it includes a floor plan (jpeg image)
- Property layout in black and white with measurements, including spaces like decks/patios
- Need a “Basic” floor plan but without interior photos? **Flat rate of 3¢/sq. ft.**

“Plus 2D” Interactive Virtual Tour

\$50

- Interactive floor plan with URL that can be copy/pasted into RMLS Virtual Tour Links
- Fixed furniture shown (cabinets, sinks, kitchen island, toilets, shower/bathtub, washer/dryer, etc.)
- Color coding for easy identification of bedrooms, bathrooms, shared spaces, etc.
- Home Report and Summary of the property

“Premium 3D” Tour & Rendering

\$100

- Includes Everything from “Plus 2D”, and adds a 3D digital image rendering of the property
- Floors, walls, and furniture are digitally rendered and viewed from above looking down
- This is a great option for homes that are cluttered or undergoing repairs, as the digital rendering will remove objects and ongoing repairs in the 3D rendering

GLA (Gross Living Area) Report

\$40

- A more detailed version of the traditional appraisal floor plan as well the area calculation formula. Aligns with the ANSI Z765 standard set by Fannie Mae for Gross Living Area measurements.

6 Hour Quick Delivery

\$25

- Most floor plans are created and delivered within 24 hours. This will get it back to you in 6 hours.

CAD Files

\$75

- Includes 2D and 3D CAD files (.obj, .fbx, collada, autoCAD).
- Supported formats are: .dwg, .dae, .obj, .fbx



Package Deals

The "Basic 2D" floor plan is included with package deals involving interior photos

- | | |
|---|--------------|
| 1: 15 Standard & Aerial Photos | \$250 |
| <i>Useful for smaller properties with acreage, scenic views, or nearby amenities</i> | |
| 2: 32+ Standard & Aerial Photos | \$300 |
| <i>Useful for larger properties with acreage, scenic views, or nearby amenities</i> | |
| 3: 15 Standard Photos & Video Tour | \$225 |
| <i>Handheld gimbal and tripod used for video tour</i> | |
| 4: 32+ Standard Photos & Video Tour | \$275 |
| <i>Handheld gimbal and tripod used for video tour</i> | |
| 5: 5 Aerial Photos & Aerial Video | \$250 |
| <i>Only a drone is used to take photos and video with this option, no interiors</i> | |
| 6: 15 Standard/Aerial Photos & Video Tour | \$300 |
| <i>Video tour will include both aerial and interior/exterior video footage</i> | |
| 7: 32+ Standard/Aerial Photos & Video Tour | \$375 |
| <i>Video tour will include both aerial and interior/exterior video footage</i> | |
| 8: "The Works" | \$550 |
| <i>32+ photos, drone, video, AND either Matterport, Zillow, or "Plus 3D" tour</i> | |
| 9: "The Works" Small Property | \$450 |
| <i>If you want everything and the home is under 1,000 square feet
15 photos, drone, video tour, AND either Matterport, Zillow, or "Plus 3D"</i> | |

These prices apply to properties under 3,000 sq. ft. and/or less than 5 acres.
Rates for larger properties will be individually calculated, and a quote can be provided.



Extra Services/Rates & Information

Mileage Reimbursement

If the project is further than 20 miles driving distance from my home, there will be an additional 60¢ per mile charged to and from the location (outside of the 20-mile distance).

Example: if a property is 32 miles away from my home, the last 12 miles are charged heading to and from the property (for a total of 24 miles charged, adding \$12 to the project)

12-Hour Project Cancellation/Request

If the project needs to be rescheduled with less than 12 hours' notice, a cancellation/rescheduling fee of \$50 will be charged to the project. If I cancel or need to reschedule within 12 hours, you get \$50 off your next invoice.

Twilight Photo Scheduling (\$75 for 2-5 images)

Twilight hour is great for adding more dramatic and expressive lighting conditions for properties, especially with any exterior landscape lighting the property may have. With this option, I will be on location at dawn or dusk to take some twilight photos.

Twilight Photoshop Editing (\$50 for 2 images)

I can create a digitally edited image to make the home look like the photo was taken at twilight. This include sky replacement to a dusky sky, creating a warm glow from the windows, and adding lighting and shadows around exterior lights.

Drone Flight Insurance (\$0-\$30/hour of flight time)

The normal flight insurance cost is covered as part of my normal rates; however, if the property is located near airports, hospitals, helipads, or other locations the FAA deems hazardous or restricted airspace, the cost of flight insurance may increase. This is not very common. I can provide flight insurance pricing quotes once I know the property address.

4K Video (\$25)

Videos are usually delivered in 1080p. If you need 4K video, this is the extra rate.

TERMS AND CONDITIONS OF COMMERCIAL LICENSE

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