

# Steve Matthews Photography

[www.SMRealPhoto.com](http://www.SMRealPhoto.com)

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## All-Inclusive Listing Photography & Editing

One price. **Everything Included.** No surprises. Beautiful photography.  
*It's always me behind the camera. Consistent, high-end results every time.*

<b>TIER 1</b> Homes Under 3000 Square Feet 35+ Photos and the Full Package <b>\$599</b>	<b>TIER 2</b> Homes 3000 to 5500 Square Feet 50+ Photos and the Full Package <b>\$699</b>
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### Everything Included with the Full Package

Both tiers **include** every item below as standard. No add-ons, no extra charges, no decisions to make.

Feature	Tier 1	Tier 2
Professionally Edited Photos	35+ Photos	50+ Photos
Interior HDR Processing	✓	✓
Aerial Drone Photography	✓	✓
Neighborhood & Amenity Photos	✓	✓
5 Virtually Staged Images	✓	✓
2-D Interactive Floor Plan	✓	✓
Selective Item Removal	✓	✓
Sky Enhancement	✓	✓
Lawn Enhancement	✓	✓
Fireplace Enhancement	✓	✓
Virtual Clear the Room (when needed)	✓	✓
Virtual Twilight (when needed)	✓	✓
Virtual New Lawn (when needed)	✓	✓
Virtual Fill the Pool (when needed)	✓	✓
Virtual Change of Seasons (when needed)	✓	✓
Virtual Holiday Season (when needed)	✓	✓
Dedicated Property Website	✓	✓
Weekly Website Traffic Updates Sent to Seller	✓	✓
Your New Website Sent to Denver's Most Active Realtors	✓	✓
Digital Marketing Center	✓	✓
Slideshow Videos	✓	✓
Ready-to-Post Social Media Content	✓	✓

## Optional Add-Ons

These are available on a per-project basis for listings that need them:

Add-On	Price
Real Twilight Photography	\$189
Virtual Staging - Furniture, rugs, art, etc. (5 are already included)	\$49 (per photo)
Virtual Flip - A complete digital renovation. We replace everything from flooring & cabinetry to fixtures, paint, siding & landscaping, transforming the image just like a real flip. Choose a specific style or let us bring our own creative vision. The result gives buyers a compelling look at the property's full potential	\$89 (per photo)
Off-Site Lifestyle Photos - Nearby Dining, Shopping & Points of Interest	\$79

## Situational Adjustments

These apply only when the property or circumstances require it:

Situation	Adjustment
Extra-Large Home (homes 5500 to 7500 square feet)	\$200
Super-Large Home (homes over 7500 square feet)	\$400
Extra Trip (when the house isn't ready at arrival)	\$100
Long Distance Driving Adjustment	Varies

## Why Steve Matthews Photography

**28 years of real estate experience.** I spent nearly three decades selling real estate in Denver. I know what buyers want to see, what makes them stop scrolling, and what details can kill a deal before it starts.

**It's always me.** No subcontractors, no rotating staff, no rolling the dice. When you book a Shoot with me, I'm the one who shows up, every single time. That means consistent quality you can count on.

**Over 300 Shoots and counting.** I've photographed listings for realtors across the Denver metro area for over three years. Many of my clients are repeat customers who come back because they know exactly what they're going to get.

**Every image is meticulously edited.** I deliver photos that are flawless and free of anything distracting. A crooked light switch plate, a reflection in a window, a neighbor's trash cans in a drone shot — I don't let those go.

**Built-in marketing for your listing.** Soon after your property website goes live, I email it directly to the most active realtors in Denver. If any of them have a buyer who might be a fit, they'll see your listing right away. It's built-in exposure that comes standard with every Shoot.

**Built by a realtor, not just a photographer.** This package draws on 28 years of real estate experience. Every feature reflects what I've learned sitting across from sellers, collaborating with buyers and brokers, and understanding firsthand what it takes to win business and close deals.

## One Photoshoot Per Day

I limit myself to one Photoshoot per day so I can give every property my full attention — no rushing between Shoots. Because of that, my calendar fills up quickly. I'd recommend booking as early as you can once you know your listing date.

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