

Use this 1-page resource to help you apply AI effectively in your real estate journey.

Narrowing Down Your Property Options

Use prompts like these to explore neighborhoods, lifestyle fit, and property features.

Example 1: Lifestyle & Location

“Act as a local real estate consultant. Based on a family of four with school-aged children, who want walkable communities with good public schools and access to green space, what are the top 5 neighborhoods in Raleigh-Durham-Chapel Hill North Carolina that would be a good fit?”

Example 2: Commute & Convenience

“I work in the Research Triangle Park (RTP) and need to commute no more than 30 minutes during rush hour. I prefer a quiet residential area with coffee shops and local restaurants. Which neighborhoods should I consider?”

Example 3: Property Matchmaking

“Given a budget of \$X, a preference for modern design, at least 3 bedrooms, and proximity to public transit, generate a list of property features I should prioritize and search terms I should use on Zillow or Redfin.”

Understanding and Comparing Financing Options

These prompts can help you clarify confusing mortgage terms and compare loan scenarios.

Example 4: Mortgage Option Breakdown

“Explain the difference between a 30-year fixed mortgage and a 10/6 ARM loan. What are the pros and cons of each if I plan to stay in the house for 5–7 years?”

Example 5: Scenario Analysis

“If I’m pre-approved for \$500,000 at a 7.1% interest rate, what would my monthly payment be for a 30-year fixed mortgage including taxes and insurance? Assume \$8,000 in annual property tax and \$1,800/year in insurance.”

Example 6: Smart Questions for My Lender

“What smart, specific questions should I ask my mortgage lender to better understand my true costs, including hidden fees, prepayment penalties, and refinancing options?”

Pro Tip: Always set the role and context in your prompt to get more personalized, useful answers from the AI.

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