

ChatGPT Cheat Sheet

By Honey Badgers for Honey Badgers

Everything below was crowd sourced from members of Honey Badger Nation.

Where to find it: <https://chat.openai.com/>

It is being heavily used, so you will see all sorts of errors and disclaimers. Be persistent! Refresh, refresh, refresh. The squeaky wheel gets the grease!

From ChatGPT: What are the best uses of ChatGPT for a real estate agent?

1. Automated property information and recommendations: A real estate agent can use ChatGPT to provide potential clients with automated property recommendations based on their search criteria and budget.
2. Virtual property tours: ChatGPT can be used to guide clients through virtual property tours, providing them with detailed information about the features of a property and answering any questions they may have.
3. Lead generation and qualification: ChatGPT can be integrated into a real estate agent's website to automatically engage with potential clients and qualify leads based on their interests and budget.
4. Customer service and support: ChatGPT can be used to provide 24/7 customer support to clients, answering their questions about the buying or selling process, property listings, and other real estate-related topics.
5. Property market analysis: ChatGPT can provide real estate agents with up-to-date market analysis, helping them to stay informed about the latest trends and market conditions.
6. Marketing and advertising: ChatGPT can be used to create and distribute personalized real estate advertisements and promotions to potential clients, increasing the reach and impact of marketing efforts.

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Best Tips & Prompts for ChatGPT

AIPRM Chrome Extension: In the Chrome browser, install AIPRM. If you don't know how to install an extension, ask ChatGPT: How do I find and install an extension in the Chrome browser.

ChatGPT is a chatbot and a very smart one.

It remembers what you typed before so you can keep asking for changes. Be a pest, you won't hurt its feelings. Here are some examples:

- If it stops (it happens) randomly, type or click: continue (bottom right)
- Can you give detailed examples?
- Can you include links to the sources of the information?
- Can you add Google map links?
- Can you make this more exciting, fun, silly, serious, dramatic, etc?
- Can you change this into an outline, paragraph, script, list, story, speech, etc?
- Can you merge the last two responses together?
- If you get an error, or worse it gives you the *shame, shame, everybody knows your name* response, say: Can you reword it to something more acceptable?

NO SUCH THING AS THE WRONG QUESTION OR PROMPT

Pretend you're 6 and ask, ask, ask, pester, pester, pester until you get what you want.

Best complete questions tested so far and what to use them for:

YouTube

- Write a casual, entertaining, detailed YouTube script about the best neighborhoods in City, State.
- Write a casual, entertaining, detailed YouTube script about Red Oak Plantation in City, ST and include the best nearby restaurants, big box stores and fun things to do with their distances and Google map links.
- Write a casual, entertaining, detailed YouTube script with information gathered from this webpage: <https://joeypoopiepantsrealtor.com/red-oak-plantation>
 - Note: It checks to make sure its response is not plagiarized in a multitude of languages. How cool is that?
- Write a casual, entertaining, detailed YouTube script about the pros and cons of living in City, State.
- Write a casual, entertaining, detailed YouTube script about the cost of living in City, State.

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Facebook Post, Blog

- Copy and paste the YouTube scripts and change YouTube script to blog post or Facebook post.
- Outrank Article (by AIPRM extension)
- Description: Outrank the competition with an in-depth, SEO-optimized article based on [YOUR COMPETITOR URL]. Be like your competition, just a little better ;-)
- Write a Facebook post about [real estate related topic].

Unique Selling Proposition

Can you help me find my unique selling proposition as a real estate agent?

Listing Presentation

Write a custom listing presentation for [insert address].

Note: click "Re-generate" to get a different response if you don't like the first one.

Drip Campaigns

Keyword Strategy (AIPRM extension)

Create a keyword strategy and SEO content plan from 1 [KEYWORD]

Legal Questions (I'm expecting everyone to go nuts with opinions on this one. It has passed the bar exam and others)

I'm going to stop right here and say use the **AIPRM extension for Chrome**. Click through the categories and you'll find more than you ever dreamed of. Thanks again, Ryan Gibbons, for that tip! It really is the best so far!

Attached is an example of a **YouTube script**. This will be fun to look back on a year or more from now to see how fast ChatGPT improves or advances.

This is going to be a wild ride!!

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YouTube Script Example

Write a casual, entertaining, detailed YouTube script about the pros and cons of moving to Boca Raton, FL.

[Intro music and opening shot of beautiful Boca Raton beach]

Hey everyone, welcome back to my channel! Today, I'm going to talk about one of the most popular destinations in Florida: Boca Raton. If you're thinking about moving to Boca Raton, you're in for a real treat! But, before you pack your bags, let's take a closer look at some of the pros and cons of living in this beautiful city.

[Cut to shot of a bustling downtown Boca Raton]

Pro: Beautiful Weather and Beaches

First and foremost, Boca Raton is known for its beautiful weather and gorgeous beaches. With average temperatures in the mid-70s and 80s, you can enjoy sunny days all year round. Plus, with its location on the Atlantic Ocean, you're never far from a stunning beach with crystal-clear water. So, if you love soaking up the sun and playing in the ocean, Boca Raton is the perfect place for you!

[Cut to shot of a happy family playing on the beach]

Con: High Cost of Living

Unfortunately, all of this sunshine and ocean access does come with a price. Boca Raton is known for its high cost of living, with the average home price hovering around \$400,000 and the average monthly rent for a one-bedroom apartment at around \$1,500. So, if you're on a fixed income or just starting out, you may find it challenging to make ends meet in Boca Raton.

[Cut to shot of a bustling downtown Boca Raton with high-end shopping and dining options]

Pro: Thriving Economy and Job Opportunities

Despite the high cost of living, Boca Raton has a thriving economy with a diverse mix of small businesses and large corporations. With a strong job market, you're sure to find a job that meets your needs and pay expectations. Plus, with a growing population and increasing development, there are plenty of opportunities for entrepreneurs to start their own businesses.

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[Cut to shot of a happy young professional at work]

Con: Crowded Streets and Congested Traffic

While Boca Raton's growing population and increasing development can be a pro in terms of job opportunities, it can also be a con when it comes to traffic. With more people on the road, you can expect longer commutes and congested streets, especially during peak tourist season. So, be prepared for some frustrating traffic jams on your way to work or to your favorite destinations.

[Cut to shot of a traffic jam on a busy street in Boca Raton]

Pro: Diverse Cultural Community

Despite its reputation as a retirement destination, Boca Raton is actually a culturally diverse community with a mix of young professionals, families, and retirees. With a thriving arts scene, plenty of cultural events, and a variety of ethnic restaurants, you're sure to find a community that fits your interests and lifestyle.

[Cut to shot of a diverse crowd enjoying a cultural festival in Boca Raton]

Con: Limited Public Transportation

If you're not a fan of driving, you may find it challenging to get around Boca Raton without a car. While there are some options for public transportation, it's limited compared to other cities. So, if you rely on public transportation for your daily commute, you may want to consider another destination.

[Cut to shot of a crowded bus stop in Boca Raton]

Pro: World-Class Shopping and Dining

Boca Raton has no shortage of shopping and dining options, from high-end malls and boutiques to gourmet restaurants and casual cafes. Whether you're looking to treat yourself to a fancy dinner or just grab a quick bite, you're sure to find something that suits your taste and budget.

[Cut to shot of a busy street with shopping and dining options]

Con: Crowded Tourist Attractions

While Boca Raton's beaches and cultural events are a big draw for tourists, they can also be a drawback for residents. During peak tourist season, the beaches and popular attractions can get extremely crowded, making it difficult to enjoy them. So, if you're looking for a quiet and peaceful destination, Boca Raton may not be the best fit for you.

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[Cut to shot of a crowded beach in Boca Raton]

Pro: Excellent School System

Boca Raton has an excellent school system with highly rated public and private schools. If you have children, you can rest assured that they will receive a high-quality education in this city.

[Cut to shot of a happy child at school]

Con: Noisy Nightlife

Finally, if you're a light sleeper, you may find it challenging to get a good night's rest in Boca Raton. With its bustling nightlife, you can expect to hear plenty of noise, especially on weekends. So, if you're looking for a peaceful and quiet destination, you may want to consider another location.

[Cut to shot of a noisy nightlife scene in Boca Raton]

[Outro music and final shot of beautiful Boca Raton beach]

So, those are the pros and cons of living in Boca Raton, FL. As you can see, it's a great destination for those who love the sun, the ocean, and the good life, but it's not for everyone. It's important to consider both the benefits and the challenges before making a decision.

Thanks for watching and I'll see you in the next video!