



AI FOR REALTORS — VIRTUAL STAGING HANDOUTS

Review & Publishing: Two Handouts for Every Staged Photo

Use these two handouts together, every time you stage a listing photo with AI. The first tells you exactly what to compare between the original and the staged image. The second tells you what has to happen before that image goes anywhere near your MLS or marketing.

Anchor-Point Review Checklist

Use this every time you stage a photo with AI, before it goes anywhere near a listing. The idea is simple: furniture can change. The property cannot. Before you upload a photo, look at it and name the fixed points below. After the AI generates a result, put the original and the staged version side by side at the same size and check each one again.

The Anchor Points

Walk through these in order, comparing the staged image against the original.

- ❑ **Walls** — same position, same corners, nothing added or removed
- ❑ **Windows** — same number, same position, same size and shape
- ❑ **Doors** — same number, same position, nothing blocked or moved
- ❑ **Floor** — same material, same seams, same layout
- ❑ **Ceiling** — same height, same fixtures (fans, lights, vents)
- ❑ **Room proportions** — the room did not get larger, smaller, brighter, or wider than it actually is
- ❑ **Fixed fixtures and built-ins** — niches, shelving, outlets, vents, anything attached to the structure
- ❑ **Visible condition** — no marks, stains, or wear disappeared; no damage was hidden
- ❑ **Outdoor view** — whatever is visible through the windows or door is unchanged (no invented skyline, water view, or landscaping)

The Questions Behind the Checklist

If you only remember four questions, remember these:

1. Did any fixed feature move?
2. Did the room get larger or brighter in a misleading way?
3. Did a defect disappear?
4. Did the view change?

If the answer to any of these is yes, the image does not go to a listing as-is. Revise the prompt and regenerate, or reject the result.

WHY THIS MATTERS

A preservation instruction in your prompt (telling the AI what to keep fixed) reduces the odds of an unwanted change. It does not guarantee one. Every image gets reviewed against the original before it's used, no exceptions, even when the result looks convincing at a glance.

Four Checks Before Publishing

A generated image that looks real is not the same as an image that's ready to publish. Once you're happy with how a staged photo looks, run it through these four checks before it goes anywhere near your MLS or marketing.

These are working practices, not a substitute for your actual brokerage and MLS rules. The first three hold up almost anywhere. The fourth is where you confirm the specifics that apply to you.

1 Truth

Does the property itself still match the original photo?

Use the anchor-point checklist to compare the staged image against the source. Walls, windows, doors, floor, ceiling, room proportions, fixed fixtures, visible condition, and the outdoor view all need to match. Furniture and decor are the only things that should have changed.

2 Disclosure

Can a buyer tell, at a glance, that the image was altered?

A caption or a line in the agent remarks is not enough on most platforms, including Canopy MLS. The disclosure needs to be visible on the image itself or clearly attached to the virtual tour. See the Canopy MLS worked example and the sample disclosure treatment for what this looks like in practice.

3 Original

Is the unstaged photo still available and easy to find?

The original needs to stay connected to the staged version, typically immediately before or after it in the photo sequence, or clearly accessible alongside the tour. A buyer should never have to go looking for it.

4 Local Approval

Have you confirmed the actual rules that apply to this listing?

Disclosure wording, image placement, sequence, and the approval process all vary by brokerage, MLS, association, and state. This is the check that's specific to you: confirm with your broker-in-charge and your MLS before publishing, not after.

THE GUT CHECK

If you want a single question to run before any of the four checks: would the buyer be surprised when they walk in? If yes, the image needs to change or the checks above will catch it anyway.

Educational material, not legal advice. Your brokerage, MLS, association, and state requirements govern what you publish. Confirm your brokerage and MLS requirements before publishing any altered listing photo. See the accompanying disclaimer.