



AI FOR REALTORS — VIRTUAL STAGING HANDOUTS

The Prompt Used in Class

Two versions below: the ChatGPT prompt used for the live demonstration, and the Gemini version used for the prepared comparison. Both work the same way: name what should be added, then name everything that has to stay fixed.

Copy either one, swap in your own room type and style, and run it against your own vacant-room photo. Then check the result against the anchor-point checklist before you do anything else with it.

ChatGPT (GPT Image 2)

Edit the provided vacant living-room image as a virtual-staging demonstration. Add only movable furnishings: a warm, practical sofa facing a low oval coffee table, one accent chair, a muted textured area rug, a slim floor lamp, two small leafy plants, a compact media console that does not cover the niche, and modest framed wall art. Preserve the exact camera position, walls, three-panel window, outdoor backyard view, right-side door, left built-in niche, ceiling fan, floor planks, baseboards, floor vents, electrical outlet, room proportions, lighting direction, and visible room condition. Keep every architectural detail exactly where it is. Do not block the door with anything. Maintain believable furniture scale, real-estate listing photography, neutral warm color palette, and clean daylight. No people, text, logos, fake views, structural changes, feature removal, excessive staging, wide-angle distortion, or image artifacts.

Gemini (Nano Banana 2)

Edit the provided vacant living-room image as a second virtual-staging demonstration using a distinct but equally believable furniture plan. Add only movable furnishings: a tailored blue-gray sofa positioned along the right wall, two light wood lounge chairs with beige cushions, a pale flatweave rug, a round walnut coffee table, a narrow console, one floor lamp, a few plants, and restrained abstract wall art. Preserve the exact camera position, walls, windows, outdoor view, doors, built-in features, ceiling fan, floor, baseboards, floor vents, electrical outlets, room proportions, light direction, and visible condition. Do not change, remove, or improve any architectural or outdoor element. Photorealistic MLS listing photography, natural daylight, appropriately scaled furniture. No people, text, logos, fake views, structural changes, feature removal, excessive brightness, or image artifacts.

How to Adapt This for Your Own Listing

Every version of this prompt has the same four parts. Keep the structure, change the specifics:

- 1. Name the room and its intended use.** Living room, primary bedroom, home office, whatever it actually is.
- 2. Name the movable additions.** Furniture, rugs, lamps, plants, art. Be specific about style and scale so the result matches how the room will actually look furnished.
- 3. Name what must stay fixed.** Walls, windows, doors, flooring, ceiling, fixed fixtures, room dimensions, visible condition, outdoor view. This list barely changes from room to room.
- 4. Review before you trust it.** A preservation instruction reduces the odds of an unwanted change. It does not guarantee one. Every result gets checked against the original before it goes anywhere near a listing.

One More Thing

A vague prompt like “make this room look nice” leaves the tool to guess at function, style, scale, and what counts as fixed. The more specific you are about all four parts above, the less the AI has to guess, and the fewer surprises you'll get in the result.



The sample photo and prompts here are demonstration material. Review every result against the anchor-point checklist and confirm your brokerage and MLS requirements before publishing. See the accompanying disclaimer.