PROMPTS FROM OUR MCLEAN CLASS

These are the prompts and steps from our class on November 10, the same ones we ran together in the room. You don't have to go in order. Start with whichever one you'll actually use this week, and if something comes out weird, just try it again. That's how we did it in class.

01	The apps to download	5 min
02	Stage an empty room	Gemini
03	Go on "vacation" to get your phone ringing	Gemini
04	Make a listing song	Gemini
05	Make an open house video	Gemini
06	Build a neighborhood guide	Gemini Notebook
07	Set up the Compass AI Assistant	Compass
08	Next step: your own AI assistant	With me



Thanks for spending your afternoon with me. You don't need to remember how we did any of it, because every step is written down here.

When you see words in `[square brackets]` inside a prompt, those are blanks. Swap in your own details before you hit send.

SECTION 01

THE APPS TO DOWNLOAD

You only need two apps for everything in here. Point your phone's camera at the code for your phone and tap the link that pops up.

GEMINI

Sign in with your Compass email and it's free.

IPHONE

Gemini

App Store link

ANDROID

Gemini

Google Play link

GEMINI NOTEBOOK

This used to be called NotebookLM. You'll use it in section 06.

IPHONE

Gemini Notebook

App Store link

ANDROID

Gemini Notebook

Google Play link

OPTIONAL

IPHONE · MAC · WINDOWS

Wispr Flow

It's the app I use to talk instead of type. Say your prompt out loud and it writes it up clean for you.

wisprflow.ai/r?DONALD187

One more thing worth doing: open gemini.google.com/apps and connect Gemini to your Google tools (Gmail, Drive and Calendar), so it has better context for everything you ask.

SECTION 02 · GEMINI

STAGE AN EMPTY ROOM

Turn an empty room photo into a furnished one, without moving a single wall or window.

1 **Save an empty room photo to your phone.** Use your own listing, or practice with 6312 Old Dominion Dr in McLean. Scan the code below, open the listing, and save one of the empty rooms.

2 **Open Gemini. Tap +, then Create image.**

3 **Upload the room photo and paste the prompt below.**

4 **Check the result against the original.** Doors, windows, walls and flooring should match exactly. If anything moved, tell Gemini what changed and ask it to put it back.

PROMPT · VIRTUAL STAGING

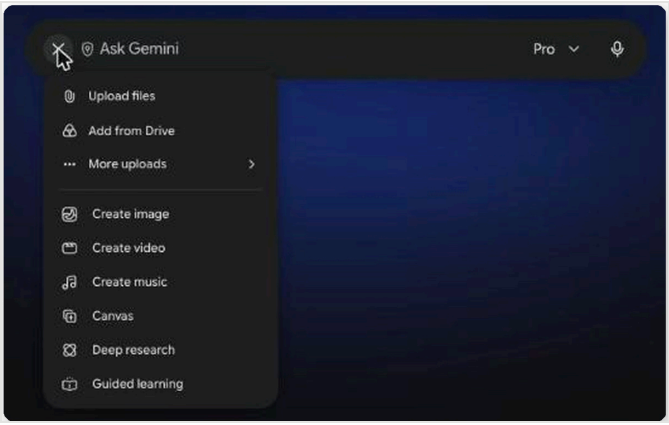
```
> Virtually stage this room by decluttering and adding furniture only. Keep the existing doors, windows, structural walls, and flooring exactly as they appear in the original image—do not change their size, shape, or location. Match the existing lighting, but make it look like it was captured with a professional camera.
```

PRACTICE LISTING

6312 Old Dominion Dr, McLean

Empty rooms ready for staging.

Open on Compass



Tap + in Gemini to find Create image, Create video and Create music. You'll use all three in this guide.

Before you post it, label the photo as virtually staged and follow your MLS rules.

SECTION 03 · GEMINI

GO ON “VACATION” TO GET YOUR PHONE RINGING

Nobody can scroll past a vacation photo without saying something. Friends and past clients comment, and every one of those replies is an easy reason to pick up the phone.

1. **Pick a clear photo of yourself.** A selfie at your desk works fine, as long as your face is easy to see and the light is decent.
2. **Open Gemini. Tap +, then Create image, and upload the photo.**
3. **Paste the prompt.** Swap the two bracketed parts for any place and outfit you like.
4. **Post it, then answer every reply.** Those conversations are where the calls come from.

PROMPT · VACATION PHOTO

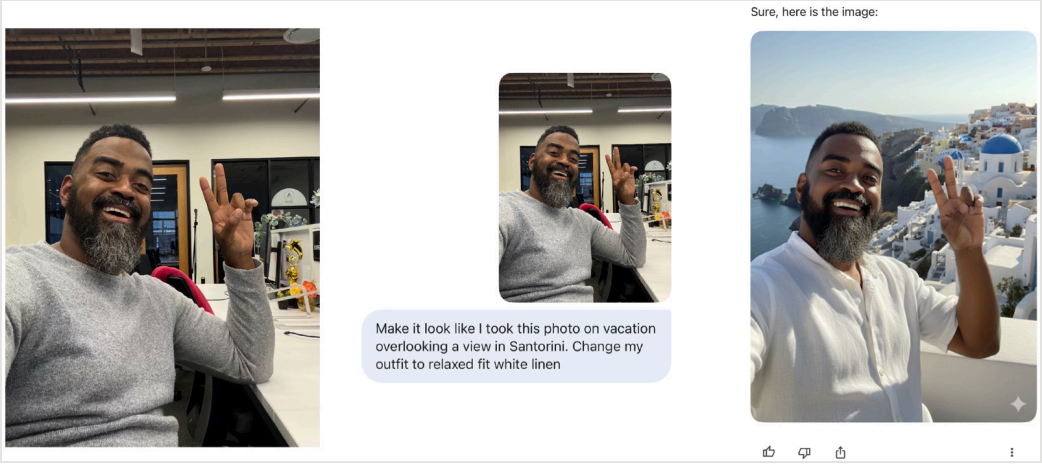
```
> Make it look like I took this photo on vacation [overlooking a view in Santorini]. Change my outfit to a [relaxed-fit white linen].
```

OTHER SANTORINI VIEWS

by a blue-domed church · above the Oia caldera · facing the turquoise Aegean

OR TRY

on a sun-drenched balcony · amidst iconic white houses · against a sunset skyline



This is the one I made in class: my selfie at the office on the left, the prompt in the middle, and what Gemini gave back on the right.

SECTION 04 · GEMINI

MAKE A LISTING SONG

Gemini writes a 30-second original song for your listing reel, so you don't have to dig through stock music or worry about licensing.

1. **In Gemini, tap +, then Create music.**
2. **Pick Short and a genre.**
3. **Upload a photo of your listing.**
4. **Paste the prompt and fill in the blanks.** Then generate.
5. **Download the MP4** and use it as the soundtrack for your reel.

PROMPT · LISTING SONG

```
> Compose a [genre] song for a 30-second social media reel about a [home type] for sale in [neighborhood and city].

Mood: [mood]. Vocals: [vocal style].

Work in these highlights: [3 to 5 best features].

Build the chorus around [the number one feature or view] and end on the line "[closing hook]".

Keep the lyrics about the home, its features, and the place only.
```

GENRE
Pop · Lo-fi · Jazz · R&B · Acoustic · Funk

MOOD
Warm and cozy · Bright and airy · Luxurious and elegant

VOCALS
Soulful · Smooth · Upbeat · Breezy

CLOSING HOOK
"Make it yours." · "See it for yourself." · "Welcome home today."

Keep the song about the home: the house, its features and the area. Leave out anything about who should live there.

SECTION 05 · GEMINI

MAKE AN OPEN HOUSE VIDEO

In this one you step out of the front door and invite people in. It takes two prompts, one to lock in how you look and one to make the video.

PART 1 · YOUR CHARACTER SHEET

1 **In Gemini, tap +, then Create image.** Upload a clear, full-length photo of yourself.

2 **Paste the prompt** and save the character sheet it makes. You can reuse it for every listing after this one.

PROMPT · CHARACTER SHEET

```
> Create a photorealistic character sheet for this person. Show them full-body from the front, side, and back, plus close-ups of their face from a few angles, on a plain white background. Keep their face, hair, and outfit exactly the same in every view.
```

PART 2 · THE VIDEO

1 **Tap +, then Create video.** Attach your character sheet and a photo of the front of the home.

2 **Paste the prompt** and write your own open house invitation in the brackets.

3 **Watch it all the way through** before you post, and make sure it says the day and time right.

PROMPT · OPEN HOUSE VIDEO

```
> The person in the character sheet steps out of the front door of this home and says: "[your open house invitation, e.g. You won't want to miss the open house at this McLean home. Stop by Saturday from 1 to 4.]" Keep the person and the home looking exactly the same throughout the video. Start close on the door, then slowly pull back to reveal the full home.
```

BUILD A NEIGHBORHOOD GUIDE

Gemini Notebook (it used to be NotebookLM) goes out and finds sources on a neighborhood, then turns what it found into a one-page infographic in Compass style.

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1 **Open Gemini Notebook and start a new notebook.** You can also get there from Notebooks inside Gemini. Ask it to find sources with this prompt, using your own address in place of ours.

PROMPT · FIND SOURCES

```
> I'm looking for information about the neighborhood near the Compass
office at 6849 Old Dominion Drive in McLean, Virginia, including
parks, dining, shopping, and things to do that would be interesting to
a buyer, without getting into any fair-housing-sensitive topics.
```

2 **Add the Compass Design Standard as a source.** Download the Designing for Agents PDF and add it to your notebook, so the infographic follows Compass branding.

PDF · GOOGLE DRIVE

Designing for Agents

The Compass Design Standard.

Open the PDF

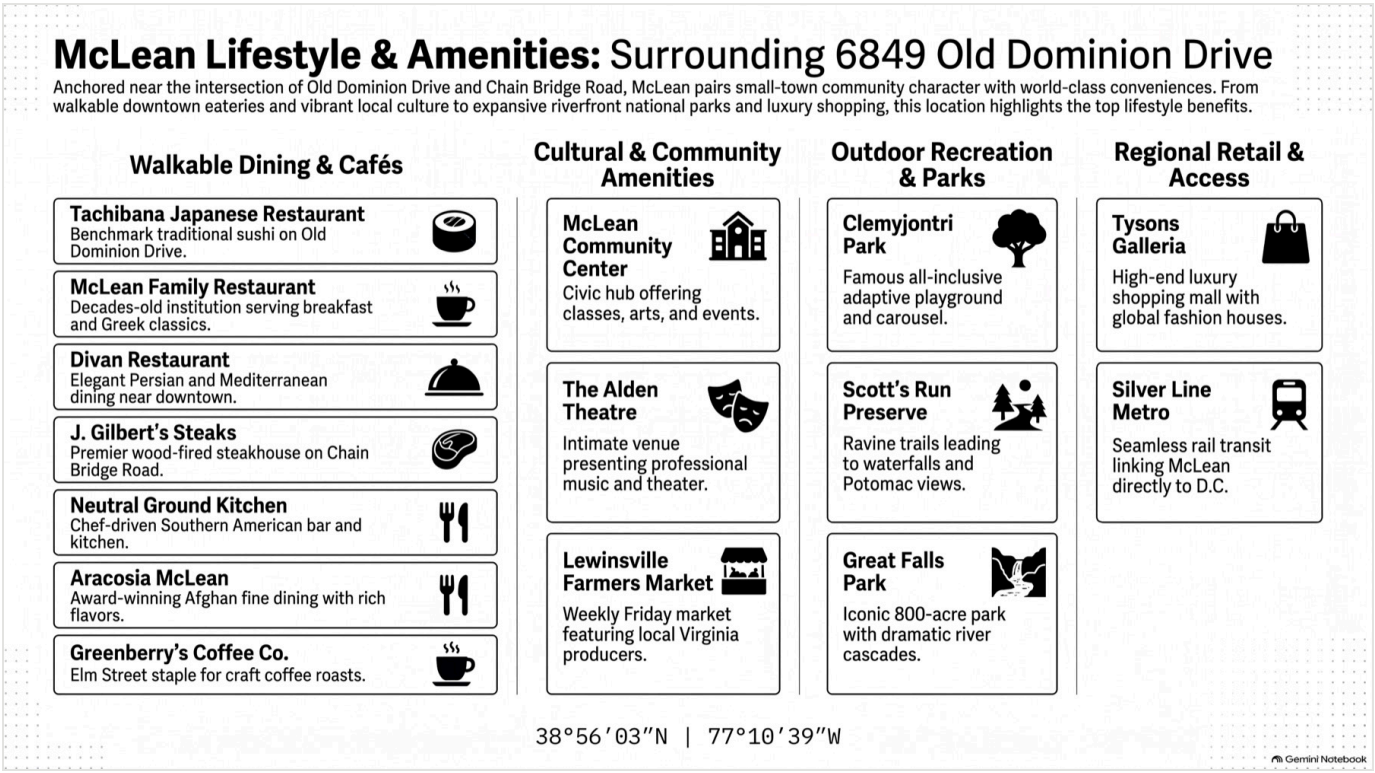
3 **Ask for the infographic.**

PROMPT · INFOGRAPHIC

```
> Create an infographic of places near the Compass office at 6849 Old
Dominion Drive in McLean, Virginia that would be interesting to a
buyer considering purchasing or investing in that neighborhood. Apply
the Compass Design Standard from the Designing for Agents guide in
your sources. Avoid being too text-heavy. Avoid overusing the dot
pattern.
```

SECTION 06 · THE RESULT

WHAT IT MADE IN CLASS



Made by Gemini Notebook from the two prompts above.

When you make your own, put your listing's address into both prompts, and check every place name and detail before a client sees it.

SECTION 07 · COMPASS

SET UP THE COMPASS AI ASSISTANT

You connect your email and calendar one time, and after that it can brief you every morning.

1 **Connect your accounts** (you only do this once). On Compass, open Settings and connect the email account you use for clients, plus your calendar.

2 **Get your Daily Briefing.** Open the Compass AI Assistant and click the Daily Briefing button. Try it tomorrow morning, before you open your inbox.

Try making it a habit to read the briefing before you open your inbox. It shows you who needs a reply and what's on your calendar before the day starts pulling you in ten directions.

KEEP THESE

TWO MORE FROM CLASS



GOOGLE DOC

Compass Agent AI Playbook

Step-by-step Gemini and NotebookLM workflows for Compass agents, for content and for analysis.

Open the playbook



GEMINI GEM

Social / Web Presence Audit (2026)

Built by my colleague Alex Rose to help with your AEO. Paste in your social links, website and profile pages, and it creates an AEO audit plan.

Open the audit

SECTION 08 · NEXT STEP

YOUR OWN AI ASSISTANT

Your morning briefing prompt works when you sit down and ask for it. If you want help that starts before you do, I'll set up an AI assistant in your own accounts. It reads your email, drafts the follow-ups that pile up and has your morning ready when you wake up. You can text it, or call it from the car.

We build it together, and you leave with it working. Every setup comes with 30 days of questions, and I answer within 1 business day.

FOR PEOPLE WHO CAME TO CLASS

Use promo code **MCLEAN** for $200 off either setup. It's good through the end of the day on Wednesday, November 25.

VIRTUAL

ONLINE

$297 ~~$497~~ WITH PROMO CODE MCLEAN

Pick any open time on my calendar.

BOOK VIRTUAL

IN PERSON

FACE TO FACE

$797 ~~$997~~ WITH PROMO CODE MCLEAN

Saturdays and Sundays.

BOOK IN PERSON

HOW TO USE THE PROMO CODE

1. **Pick a time** with the booking button or QR code above.
2. **Enter promo code MCLEAN at checkout.** Under Payment information, type it into the "Apply a coupon code" box.

See you at the next one.

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PEACE. DON