

Free AI Prompt Pack for Wholesalers & Job Seekers

10 copy-paste prompts for ChatGPT, Claude or Gemini, from Workflow Deli.

How to use: paste a prompt, fill in the [brackets], and keep the first rule in every prompt: *the AI may only use facts you give it*. That one line prevents most bad outputs.

Part 1: Real estate wholesalers and investors

1. Lead triage

You are an acquisitions assistant for a real estate investor. Using ONLY the facts below, triage this seller lead.

Never invent numbers. If something is unknown, say so.

Seller message: [paste their reply]

Address: [address]

Asking price: [ask or "unknown"]

My value estimate: [value]

Anything else I know: [occupancy, condition, timeline, mortgage info]

Return:

1. Priority: HOT / WARM / COLD, with a one-line reason
2. What the seller seems to want (price, speed, relief, certainty)
3. The 5 most important unknowns to get on the first call
4. A one-sentence opener for the call
5. Skip? Only if they asked to stop or clearly said not interested.

2. Offer underwriting

Act as a conservative real estate underwriter. Use ONLY these inputs and these rules, and show your math.

Inputs: value [], ask [], repairs [], mortgage balance [], PITI [], taxes/yr [], insurance/yr [], HOA/mo [], market rent []

My buy box:

- Cash: max offer = value x [0.70] - repairs; my target spread = \$[10,000]
- Subject-to fit: loan-to-value >= [80%] green, >= [65%] yellow, else red
- Seller financing fit: free and clear = green, LTV <= [35%] = yellow, else red
- Terms / lease-option fit: ask <= [105%] of value AND rent covers carrying cost = green; ask <= [120%] = yellow; else red

Return a table: structure | light (green/yellow/red/unknown) | key number | why.

Then: overall recommendation (CALL / CALL - negotiate terms / CALL - gather info / NURTURE),

my walk-away number, and which missing inputs would change the answer.

3. Pre-call brief

Write a one-screen pre-call brief from the intake + underwriting above:

- Headline (address, ask vs value, recommendation)
- Seller situation in 2-3 sentences
- 1-3 structures to lead with (green/yellow only) and why
- A natural 4-sentence phone opener
- 8 discovery questions, missing info first (deed/title holders, payment, balance, taxes/insurance in escrow?, HOA, occupancy, timeline, what happens if it doesn't sell)
- Respectful replies to: "I want full price in cash", "I need to think about it", "Why would I take payments?", "My agent says it's worth more"
- Walk-away point
- Risk flags needing attorney/title review

Tone: honest, plain, no pressure tactics, no promises you can't keep.

4. Live negotiation helper

The seller just said: "[their words]". Current numbers: ask [], value [], my walk-away [], structure [].

Give me 2 short, honest responses I can say right now, and one question to move the conversation forward.

5. Follow-up messages

Draft 3 follow-up messages for a seller who didn't decide yet: day 2 (text, under 300 characters), day 7 (email), day 30 (text).

Reference [address] and the one thing they cared about most: [motivation].

Each text must include "Reply STOP to opt out." No fake urgency.

Compliance: text or call only people who consented; honor STOP immediately. Creative-finance structures vary by state, so use a local attorney and title company. Not legal, tax or financial advice.

Part 2: Job seekers

Paste prompt 6 first in a new chat, then use 7–10 in the same chat.

6. Set up the session

I'm job searching. Below is my master resume. Treat it as the ONLY source of truth about me.
Never invent employers, titles, dates, tools, certifications or metrics. If a job asks for something I don't have, say so.
My targets: [titles]. Locations: [remote/city]. Minimum salary: []. Dealbreakers: [].
Reply "Ready" and nothing else.

RESUME:
[paste]

7. Job description parser

Score this job against my resume.
Return:
- Match % (0-100) and one line on how you scored it (skills overlap + level fit + must-haves)
- Must-haves vs nice-to-haves
- Matched keywords
- Missing keywords (must-haves first)
- Red flags: onsite-only, seniority mismatch, clearance, relocation, salary below my minimum, dealbreakers
- Posted salary (or "not stated")
- Decision: GO (≥ 70), STRETCH (50-69), SKIP (< 50 , or must-haves clearly missing)

JOB: [paste JD]

8. Tailored cover note

For this job (GO/STRETCH), write a 150-220 word cover note.
Pick 1-2 themes where the job's needs map to REAL proof in my resume. Plain, confident, specific. No buzzword salad, no "I am excited to apply."

9. Tailored resume bullets

Rewrite 3-5 of my resume bullets to match this job's language. Use only real facts and metrics from my resume.
After the bullets, list JD keywords I can NOT honestly claim.

10. Interview one-pager

I have an interview for [role] at [company] with [name, title] on [date].
Build a one-page prep sheet with short one-line bullets:

- Company: 3-5 bullets (ONLY from info I paste below; mark anything else as "verify")
- Role: what success looks like in 90 days
- My fit: 3 proof points from my resume
- Likely questions (6) and STAR story prompts from my resume (3)
- Questions to ask (4) tuned to the interviewer's title
- "Is this the place for me?" questions (4): culture, how decisions get made, how wins and misses are handled, direction
- Flags to probe

Company info I found: [paste]

Want the automated versions?

- **Seller Intake + Offer Underwriting AI Agent (\$79):** n8n workflows that run these prompts on every lead automatically, with rule-based stoplight underwriting, a Google Sheets log and an email brief. 8 prompts total. <https://workflower73.gumroad.com//bnumyt>
- **AI Job Search Autopilot (\$29):** n8n fit scoring, tailored assets, a tracker and follow-up reminders. 9 prompts total. <https://workflower73.gumroad.com//vnjrzk>

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