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20 AI Tools in 20 Minutes

(And What You Get Free)

No laptops. No theory. Pick one tool tonight.

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Broker/Owner, Harcourts Hunter Mason Realty

South Bay Association of REALTORS | October 28, 2026



Harcourts
Hunter Mason Realty

AI moves faster than people admit

“

“I still have moments where I say,
Holy shit, it can do that now?”

Tried it once



Got a boring answer



Moved on

The room is not behind. The tools jumped again.

Real estate agents are salespeople. The shortcut has to work on the phone.

Yes, ChatGPT built this deck

THE BRIEF

Build a complete, ready-to-deliver real estate agent class. Make it current. Twenty tools. Five buckets. Three live demos. Write it in my voice. Then build the actual PowerPoint.

One brief. One deck. Speaker notes included.



Research current tools



Verify what is actually free



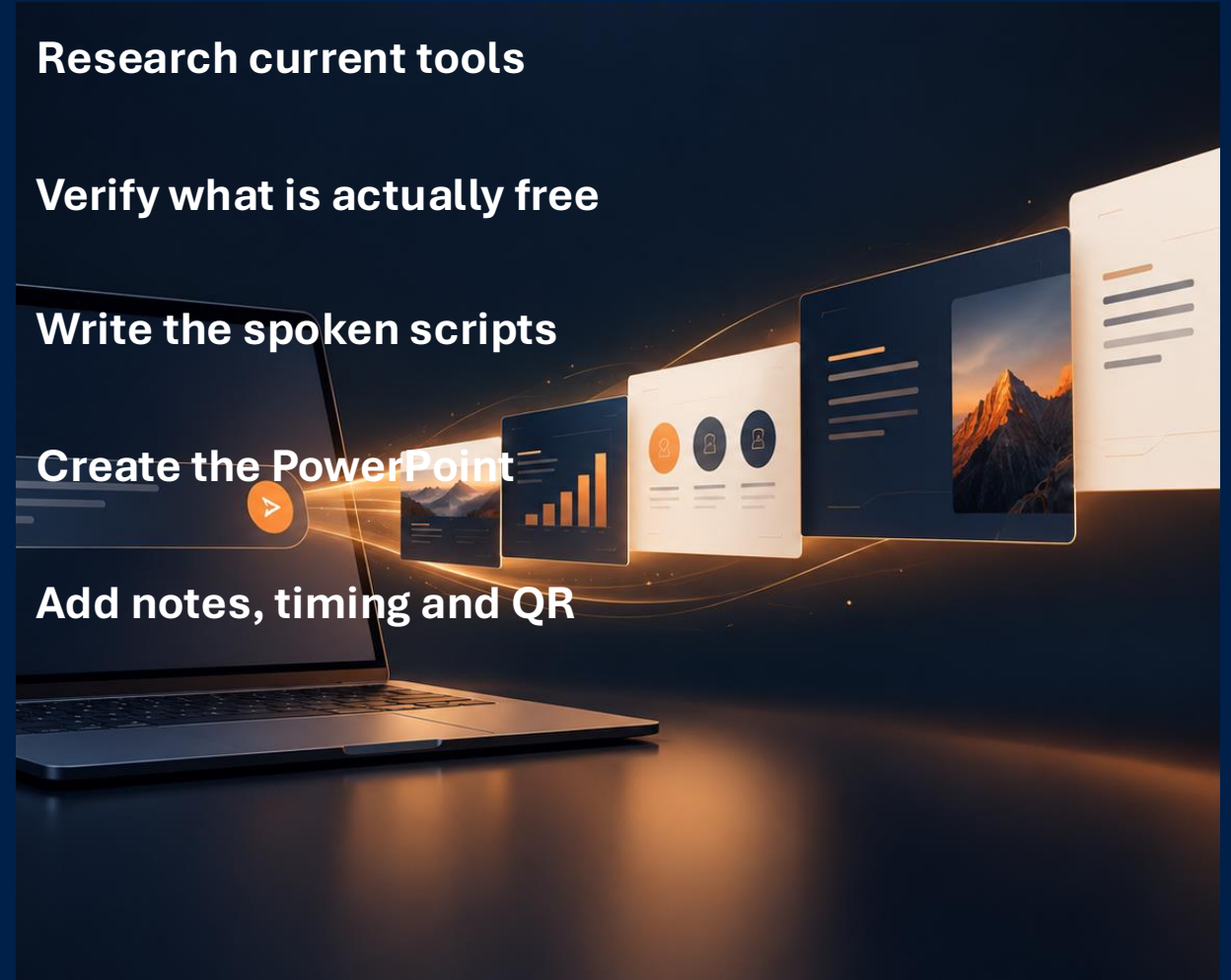
Write the spoken scripts



Create the PowerPoint



Add notes, timing and QR



A project is optional. It just makes future updates easier.

You already have more than you think

ChatGPT

Gemini

Claude

Apple

Gmail

Zoom

Zillow

Instagram

The biggest shift is not another app. It is what the apps you already have can do now.

Five buckets. Pick one win.



**Kill the
keyboard**



**Win the
appointment**



**Know the
property**



**Look sharp,
fast**



**Run the
business**

20 tools

3 live demos

1 link page

Kill the keyboard

01

Talk. Find. Fix.
Merge.

Four tools. One job.



Connected email

Find the thread, summarize, draft, stop.

Plan and permissions vary



Apple and Gmail proofread

Clean the message you already wrote.

Built in on eligible plans



FluidVoice

Talk into almost any text field.

Free, local first



PDFgear

Edit, merge, split and sign PDFs.

Free today

Demo: Find the email

Find the latest conversation with fictional client Jordan Vale about the Harbor View condo sale. Show me the source emails. Summarize the showing instructions and any unanswered questions. Draft a short reply in my voice. Do not send anything.

It found it. It organized it. I still hit send.



1 Search

2 Cite

3 Draft

4 Review

Fallback: prerecorded screen capture

Win the appointment

02

Practice. Learn.
Present. Connect.

Four tools. One job.



ChatGPT Voice

Rehearse the hard seller question.

Limited free access



Gemini Notebook

Turn source material into audio.

Free standard plan



Claude PowerPoint

Turn notes into an editable deck.

Available on Free



Blinq

Share contact, capture contact, follow up.

Free card and 2 cards

Demo: Practice the objection



You are a homeowner interviewing me to sell your home. Another agent offered a lower fee. Ask me why I am worth hiring. Ask one challenging follow-up. Then tell me one specific thing to improve.

Practice before commission is attached.

Demo: Learn by listening



180 questions. 2.5 hours. Two days listening.

Passed with a very high score.

Use your material, not a random podcast.

Seller guide in.
Audio overview out.
Source-backed answers too.

Play 20 seconds. Then ask one live question.

Know the property

03

Search. See. Map.
Verify.

Four tools. One job.



Zillow inside ChatGPT

See the number sellers may see.

Free for eligible users



Google Lens

Identify labels and copy text fast.

Free mobile feature



Atlas

Map your actual sales history.

3 projects, 5,000 geocodes



ChatGPT Search

Research public facts with sources.

Available on Free

Proof beats “I know the area”

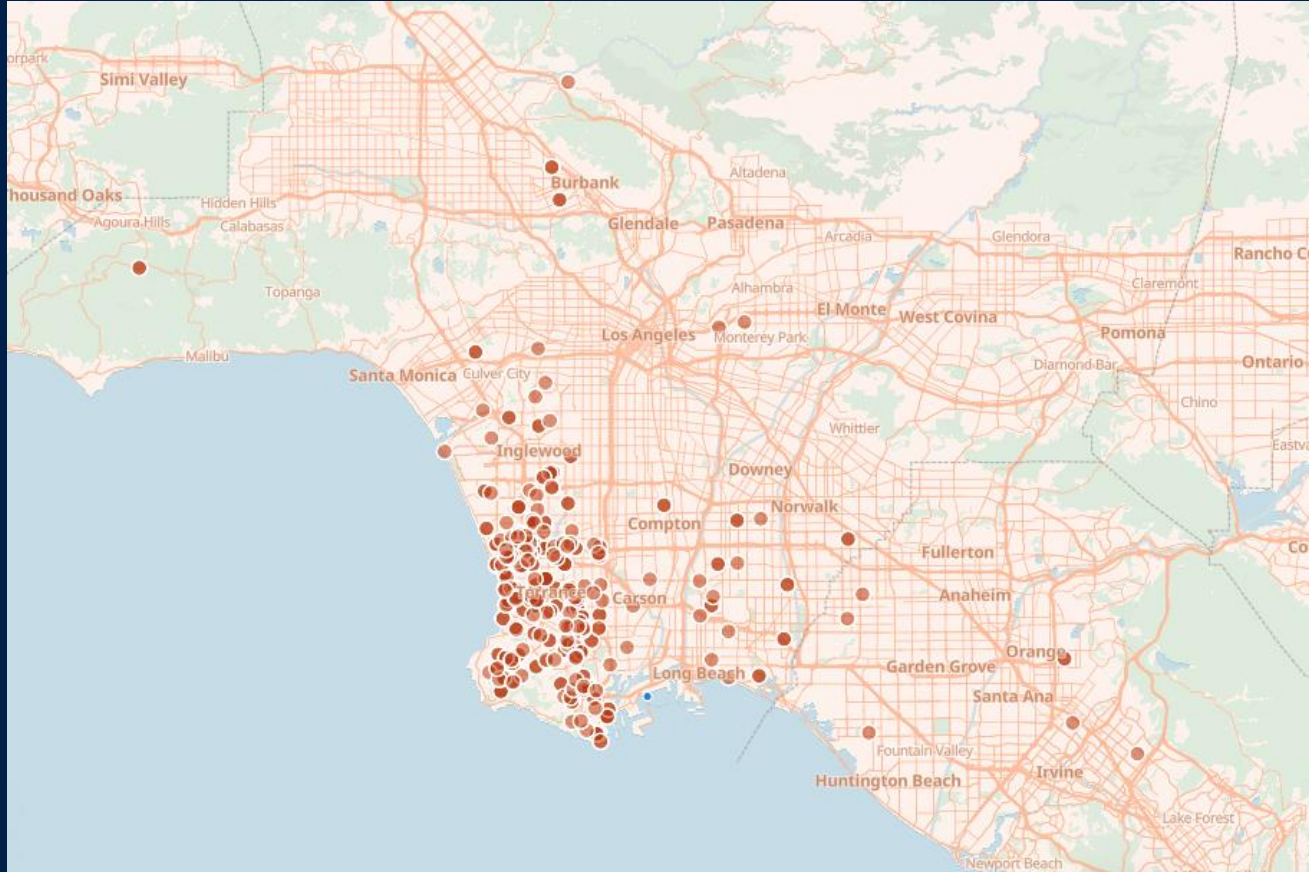
MLS export



Atlas map



Listing appointment
proof



Remove client names. Label your role. Confirm MLS reuse.

Look sharp, fast

04

Explain it so people get it.

Four tools. One job.



ChatGPT Images

Stage a concept, preserve the property.

Available with limits



HeyGen

Create a short avatar explainer.

3 watermarked videos



ElevenLabs

Generate natural voice, check license.

10,000 credits, no commercial use



Edits by Instagram

Fix a phone video in minutes.

Free app, in-app items

Empty room. Clear idea.

**BEFORE****STAGED CONCEPT**

Same walls. Same windows. Same view.

California advertising: disclose the alteration and provide access to the original.

Run your sales business

05

Schedule. Train.
Publish. Prepare.

Four tools. One job.



Calendly and Callie

Stop the scheduling ping-pong.

Free scheduler, AI is paid beta



Guidde

Show the assistant once.

25 how-to videos



Blotato

Publish approved content everywhere.

7-day trial, card required



Google Forms and Gemini

Collect seller details before meeting.

Forms free, AI needs eligible plan

Your next client may ask AI

Who is a strong South Bay listing agent?



**See what AI
can verify**



**Fix the public
facts**



**Publish proof
and specialties**

There is no magic submit button.

Make your site crawlable. Make the facts clear. Give the system something real to cite.

Five rules before you click



Client data

If you would not forward it, do not upload it.



Fair housing

AI gets no pass. You own the output.



Accuracy

Cite it. Open it. Check it.



Altered images

Disclose the change. Link the original.



Recording

California means clear consent.

AI is a support tool. Licensed judgment stays human.

Practical guidance, not legal advice. Follow your broker policy and call C.A.R. Legal when needed.

Pick one tonight

 **Email** → **Connected Gmail**

 **PDFs** → **PDFgear**

 **Practice** → **ChatGPT Voice**

 **Learn** → **Gemini Notebook**

 **Proof** → **Atlas**

**One win is
enough.**

Twenty tools is a menu.
It is not homework.

Scan it before parking



huntermason.com/ai20

20 tools

Official links

What is actually free

Demo prompts

Contact Tony

Save it now. Try one tonight.