Plug-and-Play Chatbot Script (For Insta, Website

🔧 PART 1: Plug-and-Play Chatbot Script (For Insta, Website & SMS)

You can use this across:

- **Instagram DMs** (via ManyChat or IG automation tools)
- **Website chat widgets** (like Tidio or Landbot)
- **SMS bots** (Twilio, Texty, or HighLevel)

🔥 Start Here: Initial Greeting

> 👋 *Hey there! I'm [Your Name]'s virtual real estate sidekick.*
> Looking to: 1️⃣ Buy a home
> 2️⃣ Sell a property
> 3️⃣ Just browsing 🧃

(*Tap a number to get started!*)

🏡 Buyer Flow

If user picks 1️⃣..

> 🔍 Awesome! Let's find your dream home.
> 💰 What's your ideal price range?

- Under $400k

- $400k–$800k
- Over $800k

📍 What areas or zip codes are you looking in?

⏳ How soon are you hoping to move?

- ASAP
- 3–6 months
- Just browsing 💤

✅ Got it! Want me to:

- 🏡 Send some matching listings?
- 📲 Book a quick call with [Your Name]?
- 📅 Schedule a showing?

🏡 Seller Flow

If user picks 2 ...

💼 Selling time! I got you.
What's the address of the property?

🏡 Is it your primary home or an investment?

💸 Want a free home value estimate or to chat with [Your Name] about your selling strategy?

✍️ I'll get that started. What's the best way to contact you?
(Email or phone preferred.)

📇 Browsing Flow

If user picks 3 ...

😎 Love a good scroll. Want:

- 🔥 This week's hottest listings?
- 📍 Listings in a specific zip?
- 📈 A free market update for your area?

💬 **End of Flow: The Human Touch**

🧠 Want to talk to a real human? Just type **"Agent Please"** and [Your Name] will jump in faster than you can say escrow.
Or book a quick call here → [Calendly Link]

🧠 PART 2: Zapier + ChatGPT Bot Guide (For DIY Legends)

Want to build your **own GPT-powered bot** that lives on your site or integrates with your CRM? Here's your quick-start recipe.

🔌 What You'll Need:

✅ Zapier account (Free to start)
✅ OpenAI API Key (you'll need a free OpenAI account)
✅ A lead source — like a form (Typeform, Webflow, Gravity Forms), website chat tool, or even SMS tool
✅ A CRM or spreadsheet to store your leads (like Follow Up Boss, Google Sheets, Airtable, etc.)

🛠️ Step-by-Step Setup:

Step 1: Create a Form or Trigger

- Use something like **Typeform**, **Landbot**, or **Tally.so**
- Ask buyer/seller Qs (like name, budget, move-in timeline, etc.)

Step 2: Zap It into ChatGPT

In **Zapier**, build this zap:

Trigger: New Form Submission

Action 1: "Formatter" (optional — clean up text)

Action 2: OpenAI → Chat Completion
Prompt Example:

"You're a friendly real estate assistant. Based on this info, write a short summary of this lead's needs and suggest 3 listings types they might like."
(Insert fields: budget, location, timeline, etc.)

Step 3: Send the ChatGPT Reply Somewhere

- 📧 Email to yourself or your team
- 📲 Text to your phone using Twilio
- 📥 Auto-fill into your CRM or Google Sheet
- ☎️ Auto-respond to the lead via email or SMS

🧪 **Example Output:**

"This buyer is looking for a home under $600k in Scottsdale with quick move-in. Recommend townhomes near Old Town or new builds in North Scottsdale. Loves modern finishes, open floor plans. Send your 'Hot 5' listings ASAP."

Yes, GPT did that. On autopilot. 🤯

⚡ **Bonus Prompt to Test:**

"Act as a real estate chatbot. Greet a buyer, ask their price range, location, and move-in timeline. Be friendly, casual, and helpful. Make the tone match a modern real estate brand."

Paste that into ChatGPT or Zapier's OpenAI step and watch it slay.