

One-Page Handout: Create a Custom GPT for Closing Gift Home Paintings

Turn a Home Photo into a Memorable Closing Gift

Use a Custom GPT to transform a client's home photo into a stylized painting that can be printed, framed, and presented at closing.

Why This Works

A framed painting of a client's new home creates an emotional connection that lasts far beyond closing.

Benefits:

- Creates a memorable client experience
 - Encourages social sharing and referrals
 - Reinforces your brand as a thoughtful professional
 - Easy to scale for every closing
-

Step 1: Create Your Custom GPT

In ChatGPT, go to **Explore GPTs** → **Create** → **Configure**

Name: Closing Gift Painting

Description: Creates a stylized painting from a photograph of a home.



Your Western NC Referral Partners

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Step 2: Paste These Instructions

Copy and paste the following into the **Instructions** section:

Take the photo provided and transform it into a painting. If the photo is taken at elevation other than flat, try to correct the painting to be looking at eye level/level angle. Keep all the architectural and color details of the home the same as the photo. Remove any harsh shadows or light bursts. If the sky and background are too monotone, add clouds and detail.

Step 3: Upload Example Images (Recommended)

Upload 3–5 examples of the style you want.

Suggested styles:

- watercolor
- soft oil painting
- architectural illustration
- warm sunset style

This helps create a consistent branded look.



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Step 4: Use This Prompt

When ready, upload the home photo and paste: ***Turn this home photo into a warm, elegant painting suitable for framing as a closing gift.***

Optional add-ons:

- “make it look like sunset”
 - “soft watercolor style”
 - “bright spring landscaping”
 - “remove harsh shadows”
-

Step 5: Print & Present

Best print options:

- **Buy cardstock 8.5” x 11” paper in a matte finish**
- Print on laser printer at office
- Purchase simple white, black, or wood frames off Amazon
- optional note card: *Welcome home.*
- Place it on the kitchen counter before the buyers arrive after closing.

Plug Into Your Closing Workflow

Add this to your checklist:

- | | |
|--|---|
| <input type="checkbox"/> Capture front elevation photo | <input type="checkbox"/> Print + frame |
| <input type="checkbox"/> Generate painting in GPT | <input type="checkbox"/> Deliver at closing |
| <input type="checkbox"/> Select final image | |



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