THE ESSENTIAL FIELD GUIDE

AI, MANUS & CHATGPT

DICTIONARY + APP-BUILDING PLAYBOOK

Plain-language definitions • Workflow diagrams
Web, PWA & app-store paths • Bugs & debugging

CREATED FOR REAL ESTATE PROFESSIONALS

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LEARN IT. SEE IT. BUILD IT.

How to Use This Guide

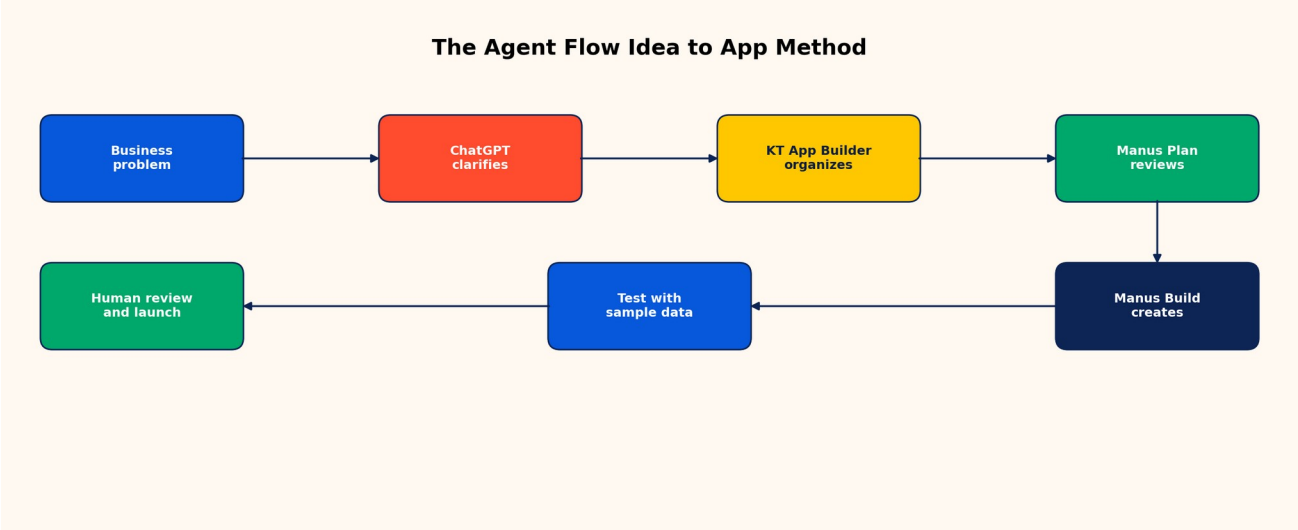
This class gift translates common AI and app-building language into plain English. Use the dictionary while planning your app, use the diagrams to understand how the pieces work together, and use the publishing comparison before deciding whether you need a browser-based web app, an installable progressive web app or a public mobile-store app.

- Look up unfamiliar terms while working in ChatGPT or Manus.
- Use the real estate examples to connect technical ideas to everyday business tasks.
- Follow the Agent Flow method from business problem to tested first version.
- Keep AI-generated messages in draft until a person reviews and approves them.
- Build with sample data first. Do not enter passwords, government identification numbers, sensitive financial information or unnecessary confidential client information.

The Big Idea

ChatGPT is your planning partner and architect. The KT App Builder organizes the business requirements. Manus is the builder. Your role is to make the decisions, protect the data, test the workflow and approve what becomes live.

The Agent Flow Method



Clarity comes before construction. Plan the result, define the rules, build a focused version and test it before using live data.

Six Questions Before You Build

1. What business problem should this app solve?
2. Who will use it and what should each person be allowed to do?
3. What is the main workflow from start to finish?
4. What records and fields must the app store?
5. Which actions should be automated and which require human approval?
6. How will we test success, errors, privacy and mobile usability?

Dictionary A

AI Agent

SIMPLE MEANING An AI system that can follow multiple steps, use approved tools and work toward a defined goal.

REAL ESTATE EXAMPLE An agent can notice a new website lead, prepare a task and draft a response, while waiting for a person to approve the message.

AI Artificial Intelligence

SIMPLE MEANING Technology that performs tasks that normally require human-like judgment, pattern recognition or decision support.

REAL ESTATE EXAMPLE AI can summarize showing notes, organize leads or draft a follow-up message for review.

REMEMBER AI supports judgment. It does not replace your responsibility to verify facts and protect clients.

Algorithm

SIMPLE MEANING A defined set of instructions a computer follows to produce a result.

REAL ESTATE EXAMPLE A lead-routing algorithm can assign buyers by location, price range or agent availability.

Dictionary A

API Application Programming Interface

SIMPLE MEANING A controlled way for two software systems to exchange information or request an action.

REAL ESTATE EXAMPLE An app can use an API to add a calendar event or retrieve approved listing information.

App

SIMPLE MEANING Software designed to help a person complete a task or workflow.

REAL ESTATE EXAMPLE A Realtor app may manage leads, follow-ups, property notes and client assignments.

App Store

SIMPLE MEANING A marketplace that reviews and distributes installable mobile apps.

REAL ESTATE EXAMPLE An iPhone app is submitted through App Store Connect and must pass Apple review before public release.

Dictionary A to B

Authentication

SIMPLE MEANING The process of proving who a user is, usually through sign-in credentials or another verification method.

REAL ESTATE EXAMPLE A team member signs in before viewing assigned leads.

Automation

SIMPLE MEANING A rule that performs a repeatable action when a defined event occurs.

REAL ESTATE EXAMPLE When a lead is added, create a follow-up task for the next business day.

Back End

SIMPLE MEANING The server-side logic, database and services that operate behind the screens a user sees.

REAL ESTATE EXAMPLE The back end saves a lead, checks permissions and schedules a reminder.

Dictionary B to C

Bug

SIMPLE MEANING A problem that causes software to behave differently from what was intended.

REAL ESTATE EXAMPLE A completed task still appears overdue because its status rule was not updated.

ChatGPT

SIMPLE MEANING An AI assistant that can help clarify ideas, organize requirements, write prompts and explain options.

REAL ESTATE EXAMPLE Use ChatGPT as the architect that turns “I need better follow-up” into pages, fields, rules and test cases.

REMEMBER A strong answer still depends on clear context and human review.

Cloud

SIMPLE MEANING Remote computing and storage accessed through the internet instead of only on one device.

REAL ESTATE EXAMPLE A cloud CRM lets an agent see the same lead record from a laptop and phone.

Dictionary C

Context

SIMPLE MEANING The information, instructions, examples and limits available to the AI for the current task.

REAL ESTATE EXAMPLE Giving the AI your user roles, brand colors and follow-up rules produces a more useful app plan.

Context Window

SIMPLE MEANING The amount of information an AI model can actively consider at one time.

REAL ESTATE EXAMPLE A long app project may need a concise master brief so the important rules stay easy to find.

CRM Customer Relationship Management

SIMPLE MEANING A system for tracking people, conversations, tasks and progress through a relationship or sale.

REAL ESTATE EXAMPLE A Realtor CRM shows new leads, active buyers, next follow-up dates and closed clients.

Dictionary D

Database

SIMPLE MEANING An organized collection of records that an app can create, read, update and search.

REAL ESTATE EXAMPLE Separate tables may hold leads, properties, tasks and activity history.

Debugging

SIMPLE MEANING The step-by-step process of finding why an app is not working and correcting the real cause.

REAL ESTATE EXAMPLE If a follow-up button stops saving, reproduce the problem, inspect the error, fix one cause and retest the full workflow.

Deployment

SIMPLE MEANING The process of making a tested version available to users.

REAL ESTATE EXAMPLE Publishing a web app to a secure domain is a deployment.

Dictionary D to F

Domain

SIMPLE MEANING The human-readable web address people use to reach a website or web app.

REAL ESTATE EXAMPLE A custom domain can replace a long temporary project address after its DNS settings are connected.

Error Message

SIMPLE MEANING A message that describes what failed. The exact wording often provides the best clue for debugging.

REAL ESTATE EXAMPLE Instead of saying “it does not work,” copy the full error and note which button, page and user role produced it.

Field

SIMPLE MEANING One piece of information stored inside a record.

REAL ESTATE EXAMPLE A lead record may include name, phone, source, status, price range and next follow-up date.

Dictionary F to H

Front End

SIMPLE MEANING The screens, buttons, forms and navigation a user interacts with.

REAL ESTATE EXAMPLE The dashboard and Add Lead form are part of the front end.

Hallucination

SIMPLE MEANING An AI response that sounds confident but contains invented or unsupported information.

REAL ESTATE EXAMPLE AI may draft a property description with a feature that was never provided.

REMEMBER Verify names, dates, prices, property facts and legal or brokerage requirements before use.

Hosting

SIMPLE MEANING The service that keeps a website or web app available on the internet.

REAL ESTATE EXAMPLE A hosted app remains reachable at its web address without running from your personal computer.

Dictionary H to L

Human in the Loop

SIMPLE MEANING A workflow that requires a person to review, approve or correct an AI-assisted action.

REAL ESTATE EXAMPLE The app drafts a text, but the agent checks the details before sending it.

Integration

SIMPLE MEANING A connection that allows different tools to share data or actions.

REAL ESTATE EXAMPLE A form, calendar and email service may connect to the CRM.

Large Language Model LLM

SIMPLE MEANING A model trained on large amounts of language data to understand instructions and generate text.

REAL ESTATE EXAMPLE An LLM can turn a rough voice-note idea into organized app requirements.

Dictionary L to M

Log

SIMPLE MEANING A time-stamped record of actions, warnings and failures produced by an app or connected service.

REAL ESTATE EXAMPLE A log may show that a lead saved correctly but the email integration rejected the request.

Manus

SIMPLE MEANING An AI work platform used in this class to plan, build and operate digital workflows and app experiences.

REAL ESTATE EXAMPLE After ChatGPT and the KT App Builder organize the idea, Manus reviews the plan and builds the first version.

REMEMBER Begin with Plan mode, answer open questions, then approve a focused build.

Manus Credit

SIMPLE MEANING A usage unit applied to work completed inside Manus. It is not the same as an AI token.

REAL ESTATE EXAMPLE Repeated builds and revisions can use credits, so plan clearly and change one workflow at a time.

Dictionary M to N

Model

SIMPLE MEANING The trained AI engine that processes instructions and produces output.

REAL ESTATE EXAMPLE Different models may vary in speed, reasoning, cost and the amount of context they can handle.

MVP Minimum Viable Product

SIMPLE MEANING The smallest useful version that solves the main problem and can be tested.

REAL ESTATE EXAMPLE Version one may capture a lead, assign follow-up and track status before adding advanced reporting.

Native App

SIMPLE MEANING An installable mobile app built for an operating system such as iOS or Android.

REAL ESTATE EXAMPLE A native client portal can use phone features and be distributed through an app store.

Dictionary P

Permission

SIMPLE MEANING A rule that controls what a user may view, create, edit, send, export or delete.

REAL ESTATE EXAMPLE A team user can update assigned leads but cannot open the Master Admin private records.

Progressive Web App PWA

SIMPLE MEANING A web app enhanced so supported browsers can install it and present an app-like experience.

REAL ESTATE EXAMPLE A Realtor can add a CRM web app to the phone home screen without a traditional public app-store listing.

REMEMBER Install behavior and device features vary by browser and operating system.

Prompt

SIMPLE MEANING The instructions and context given to an AI system.

REAL ESTATE EXAMPLE A build prompt names the app goal, users, pages, data, permissions, automations, brand and tests.

Dictionary R

Record

SIMPLE MEANING One saved item in a database.

REAL ESTATE EXAMPLE A sample buyer profile is one lead record; a showing appointment is another record.

Reproduce

SIMPLE MEANING To make a bug happen again by following the same steps, so the cause and fix can be tested.

REAL ESTATE EXAMPLE Sign in as the same user role, open the same lead and repeat the exact button sequence that failed.

Responsive Design

SIMPLE MEANING A layout that adjusts for desktop, tablet and phone screen sizes.

REAL ESTATE EXAMPLE A lead table becomes stacked cards or a scrollable view on a phone.

Dictionary R to T

Root Cause

SIMPLE MEANING The underlying reason a problem happens, not just the visible symptom.

REAL ESTATE EXAMPLE A blank dashboard may look like a screen problem, but the root cause could be a permission rule blocking the data.

Source Code

SIMPLE MEANING The human-readable instructions used to create software.

REAL ESTATE EXAMPLE Source code defines how the form validates a phone number and saves a lead.

Token

SIMPLE MEANING A small unit of text an AI model processes. Inputs and outputs consume tokens.

REAL ESTATE EXAMPLE A long conversation, large document and detailed answer use more tokens than a short prompt.

Dictionary T to V

Trigger

SIMPLE MEANING The event that starts an automation.

REAL ESTATE EXAMPLE A new website form submission triggers a lead record and follow-up task.

User Role

SIMPLE MEANING A named access level that groups permissions for a type of user.

REAL ESTATE EXAMPLE Master Admin, Admin and User can have different visibility and editing rights.

Version

SIMPLE MEANING A specific saved release or stage of an app.

REAL ESTATE EXAMPLE Version 1 handles follow-up; Version 1.1 fixes mobile spacing; Version 2 adds reporting.

Dictionary W

Web App

SIMPLE MEANING Interactive software used through a web browser and delivered from a web address.

REAL ESTATE EXAMPLE Agent Flow CRM can be opened through Chrome or Safari without a public store download.

Webhook

SIMPLE MEANING An automatic notification sent from one system to another when an event occurs.

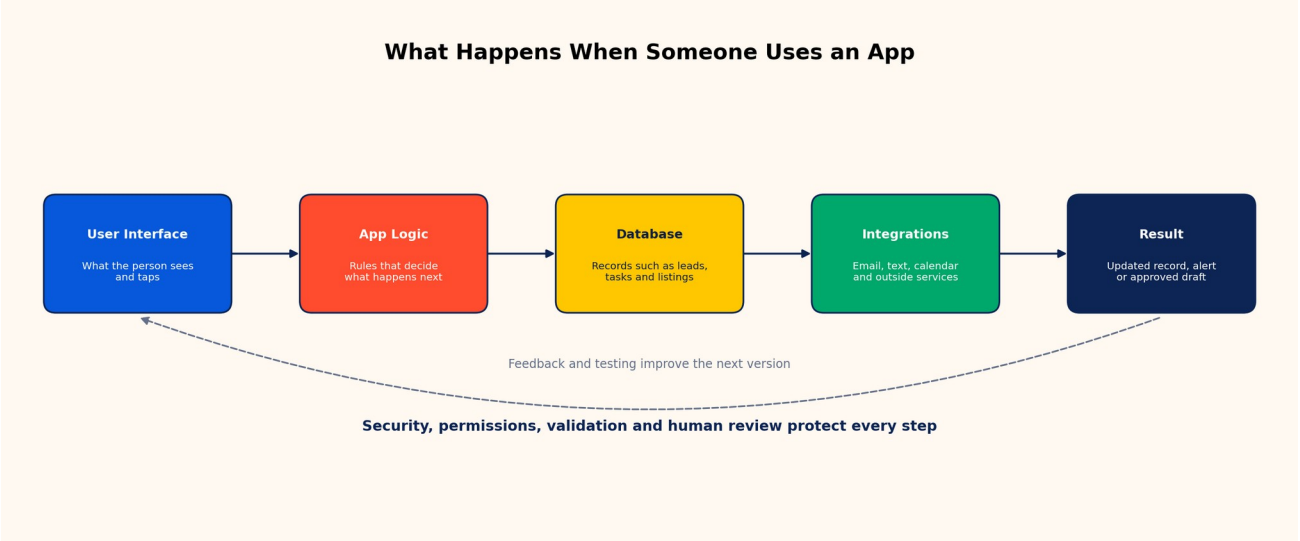
REAL ESTATE EXAMPLE A website form sends a webhook to create a new CRM lead immediately.

Workflow

SIMPLE MEANING The ordered steps, decisions, people and tools used to complete a result.

REAL ESTATE EXAMPLE New lead to assigned agent to approved response to scheduled follow-up is one workflow.

How an App Works

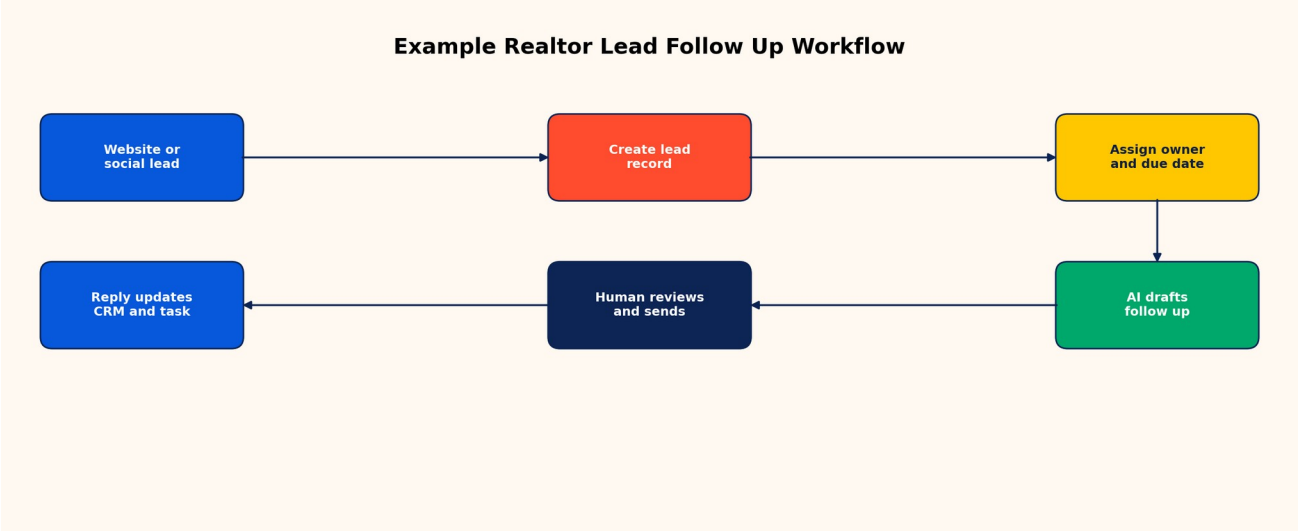


A polished screen is only the front end. A useful app also needs rules, stored data, controlled integrations, permissions and testing.

What Must Be Defined

Layer	Questions to Answer
User interface	What pages, forms, buttons and messages does each role need?
App logic	What rules, required fields, status changes and calculations control the workflow?
Database	What records exist, what fields belong to them and how are they connected?
Integrations	Which approved outside tools exchange information, and what happens if a connection fails?
Security	Who can view, change, send, export or delete each type of information?
Testing	What should happen for success, missing information, errors and restricted users?

A Safe Lead Automation



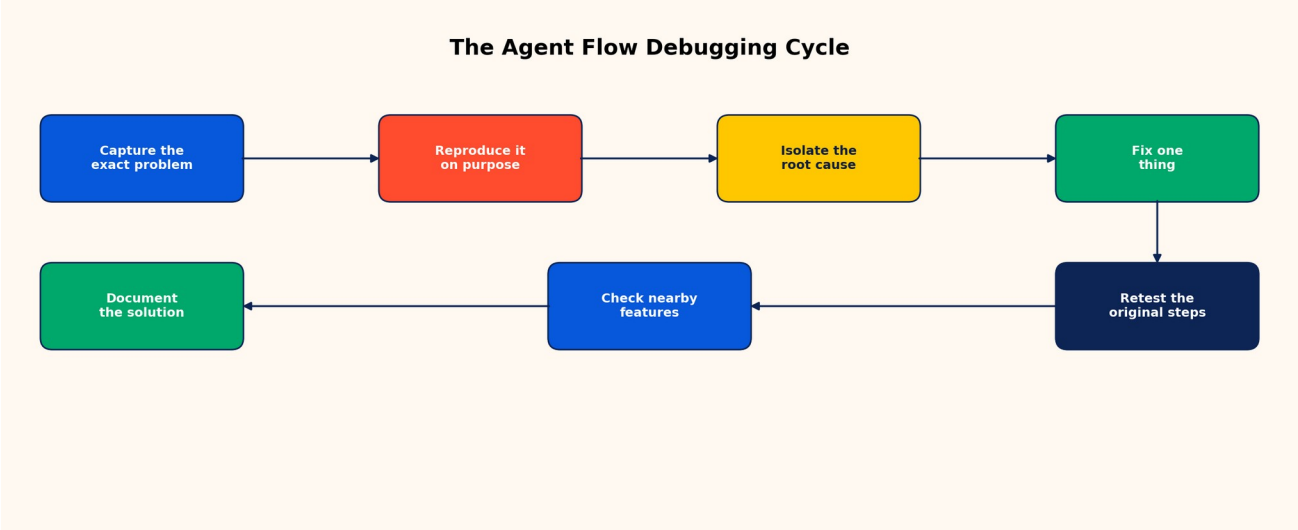
The AI can prepare work, but the agent remains responsible for reviewing facts, tone, consent and the final send action.

Automation Formula

Every automation should name five things: the trigger, the action, the owner, the human approval point and the failure fallback.

Part	Example
Trigger	A new inquiry is submitted from an approved website form.
Action	Create a lead, assign a follow-up date and prepare a response draft.
Owner	The assigned Realtor receives the task.
Human approval	The Realtor checks the message before sending.
Failure fallback	If required data is missing, stop and create a review task instead of guessing.

Bugs & Debugging



Debugging is controlled problem-solving. Capture evidence, reproduce the problem, correct the root cause and prove the fix did not break something else.

When the Same Bug Keeps Coming Back

- The visible symptom was patched, but the underlying root cause was never corrected.
- Several features were changed at once, so no one knows which change helped or caused a new problem.
- The builder received a vague request such as “fix the app” without the exact page, user role, steps or error.
- A database field, permission rule or automation uses an older name or structure.
- The browser is showing cached files or the team is testing an older published version.
- An outside integration, API key, usage limit or service permission changed.
- A new build overwrote a previous fix because the corrected behavior was not added to the master requirements.

KT debugging rule: Do not rebuild the entire app because of one bug. Protect the working version, isolate the failing workflow and fix one controlled item at a time.

The Debugging Toolkit

A useful bug report gives ChatGPT, Manus or a developer enough evidence to reproduce the failure. “It is broken” describes frustration; the details below describe the problem.

Capture	What to Write Down
Expected result	What should have happened after the action?
Actual result	What happened instead? Copy the exact error message.
Steps	List every click or entry from sign-in to the failure.
Test setup	Name the device, browser, page, user role and sample record.
Last known good version	When did this work correctly, and what changed afterward?
Evidence	Add a screenshot, short screen recording, timestamp and relevant log details.

Debugging Prompt for ChatGPT or Manus

> *Act as a senior app debugger. Do not rebuild unrelated working features. First summarize the bug, then identify the most likely root causes in order. Tell me what evidence to check. Recommend one controlled fix, explain the risk, and give me a retest checklist. Expected: [result]. Actual: [result/error]. Steps: [steps]. Device/browser: [details]. User role: [role]. Last change: [change].*

Before You Call It Fixed

[ ] Retest the original failure using the same steps and sample data.

[ ] Test one normal case, one missing-information case and one restricted-user case.

[ ] Check the nearby features that use the same data, permission or automation.

[ ] Save a stable version and write down the cause, correction and test result.

[ ] Add the corrected behavior to the master app requirements so a future build does not remove it.

Web Apps and Store Apps

The word app describes what software does, not where it must be downloaded. A useful business tool can be a web app, an installable PWA or a mobile app distributed through Apple and Google stores.

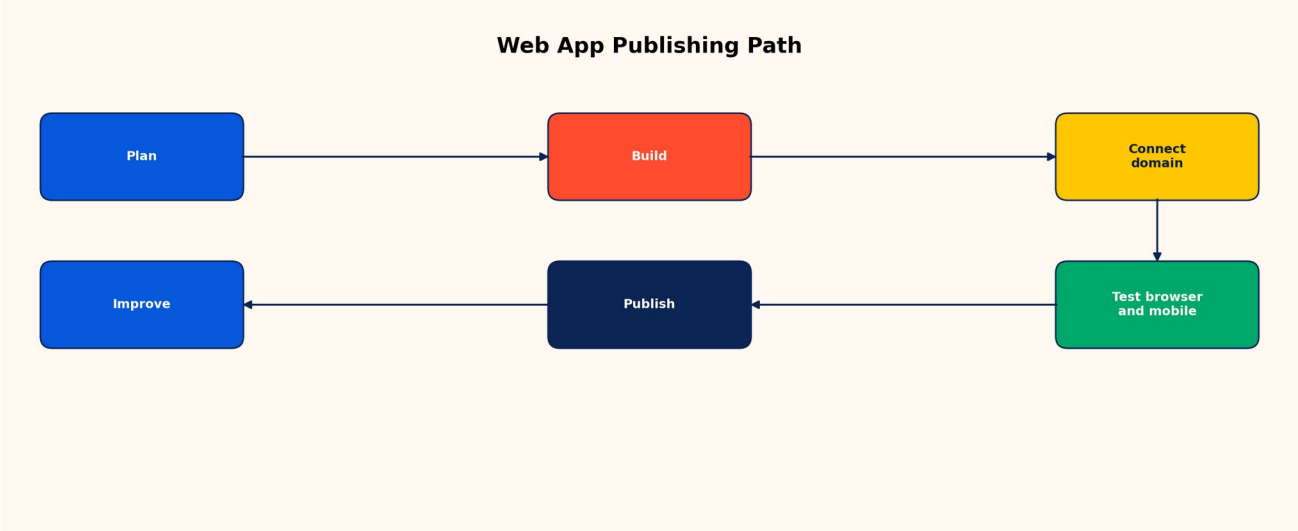
Type	How People Open It	Best Fit
Website	A browser link	Information, marketing pages, registration and simple forms.
Web app	A browser link with sign-in or interactive tools	Dashboards, CRMs, portals and internal business workflows.
PWA	A browser link that can also be installed on supported devices	An app-like home-screen experience without beginning with public-store distribution.
Native mobile app	Downloaded from the Apple App Store or Google Play	Public consumer distribution or deeper device-specific features and store presence.

The Practical Difference

- A web app is usually the fastest path for a private CRM, client portal or class project.
- A PWA adds installability and an app-like experience, but browser and device support can differ.
- A store app adds developer accounts, signed builds, store assets, privacy disclosures, testing, review and ongoing platform maintenance.
- A store listing does not automatically make an app better. Choose it when the audience or device features justify the added work.

What a Web App Needs

Web App Publishing Workflow

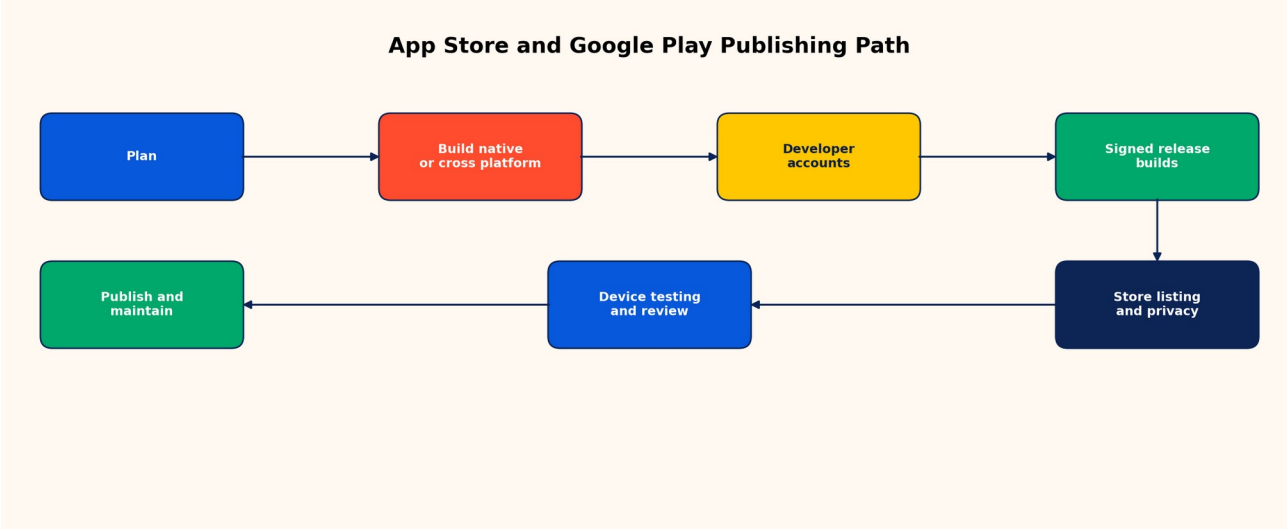


A web app can launch from a secure web address and be updated without waiting for a public app-store review.

- A clear goal, users, pages, data structure, roles and business rules.
- Responsive design for desktop, tablet and phone.
- Secure hosting and an HTTPS web address.
- Authentication and permissions when private information is involved.
- A custom domain if you want a branded address.
- Privacy terms, consent and retention decisions appropriate to the data collected.
- Testing for forms, errors, permissions, automations and mobile layouts.
- A process for backups, monitoring, fixes and future versions.

What an App Store App Needs

Store App Publishing Workflow



Apple and Google distribution adds account, build-signing, listing, policy, testing, review and maintenance responsibilities.

- A native iOS and Android build, or a tested cross-platform build that produces each required release format.
- Apple and Google developer accounts with identity or organization verification.
- A unique app identity, version information and digitally signed release builds.
- App name, description, category, icon, screenshots, support contact and public privacy information.
- Accurate disclosures for data collection, permissions, tracking, children, advertising and account deletion when applicable.
- Testing on supported devices and any required pre-release testing track.
- Submission for platform review and corrections if the app is rejected.
- Ongoing updates for operating systems, security, bugs, policies and user support.

Current account fees to verify before publishing: Apple lists a $99 annual membership in the United States. Google lists a $25 one-time Play Console registration fee. Platform prices and rules can change.

Which App Path Should You Choose

If Your Main Need Is	Start With	Why
A private CRM or team dashboard	Web app	Fast access by link, simple updates and no public-store launch required.
A branded tool students or clients can save to a home screen	PWA	Keeps the web foundation and can add installability on supported devices.
A public consumer product people expect to find in stores	Store app	Provides official marketplace distribution and store discovery.
Deep use of phone-specific capabilities	Native or cross-platform store app	Supports stronger operating-system integration, subject to permissions and review.
An idea that has not been tested with real users	Web MVP first	Lets you validate the workflow before paying for added store complexity.

KT Rule of Thumb

Start with the simplest format that can prove the workflow. Make the first version useful, safe and testable. Add store distribution only when it supports a real user need or business goal.

App Build Readiness Checklist

[ ] I can state the business problem in one sentence.

[ ] I know the primary user and the result they need.

[ ] I have chosen the smallest useful first version.

[ ] I listed the required pages and main actions.

[ ] I listed the records, fields and relationships.

[ ] I defined roles and least-privilege permissions.

[ ] I named the trigger, action, owner, approval and fallback for every automation.

[ ] I am using sample data for the first build.

[ ] I have test cases for success, missing fields, errors and restricted access.

[ ] I know whether the first launch should be a web app, PWA or store app.

[ ] I have a privacy, security, backup and maintenance plan before live use.

My First App Statement

My app helps _____ do _____ so that _____.

My First Workflow

Trigger _____ → Action _____ → Owner _____ → Human approval _____ → Fallback _____.

Official Publishing References

App-store policies, technical requirements and fees can change. Verify the current rules before paying fees or submitting an app.

Apple Developer Program enrollment and current membership information: https://developer.apple.com/programs/enroll/

Apple App Review Guidelines: https://developer.apple.com/app-store/review/guidelines/

Google Play Console account setup and current registration information: https://support.google.com/googleplay/android-developer/answer/6112435

Google Play app setup, app bundles, store listing and release steps: https://support.google.com/googleplay/android-developer/answer/9859152

Progressive Web App installability guidance: https://web.dev/articles/install-criteria

Agent Flow Class Resources

Main website: https://agent-flow-by-kt-studio.info192748.chatgpt.site

KT App Builder: https://agent-flow-by-kt-studio.info192748.chatgpt.site/builder/

Class survey: https://agent-flow-by-kt-studio.info192748.chatgpt.site/survey/

About This Guide

Created for Agent Flow by KT students by K'Teonia "KT" Gunder, REALTOR® | SC & GA | KPA Real Estate. This guide is educational and does not replace legal, cybersecurity, privacy, brokerage or platform-specific advice.