HOW TO START AN AIRBNB BUSINESS WITHOUT OWNING A PROPERTY & NO MONEY

INCLUDING ADDITIONAL PLATFORMS LIKE (VRBO, BOOKING.COM, & TRAVEL NURSES)



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WHAT IS

Passive Income

THE CHARACTERISTICS OFPASSIVEINCOME

What Is Passive Income?

Passive income is income that requires minimal labor to earn and maintain; earning money with minimal effort.

Characteristics of Passive Income:

- Little to No Active Involvement
- Maximum Returns Short Term Trade
- Offs Early Retirement

Although the word “passive” makes it sound like you don't have to do any work to bring in the income, this just isn’t true. Passive income streams normally require an upfront investment and a lot of nurturing when starting. After some time and hard work these income streams start to build and are able to maintain themselves with systems in place, bringing you consistent revenue without much effort on your part.



What To Consider When You Want To Make Passive Income

Be realistic about your time, money, effort, and other commitments

As we've mentioned, although the idea behind passive income is to make money while you sleep, no business can be built without effort. In fact, you might find that building a passive income stream actually involves a lot more time and effort than a standard side gig to get it up and running.

Before you start any venture, be realistic about your other commitments as well. If you have a demanding job, a family, and an active social life, you might not have the time to spend building another profitable business. You may need to find other solutions to make it possible to start your new venture, such as, hiring an assistant or partnering with someone.

Assess your skills

Some passive income ideas will require you to have specific qualifications and skills.

Be realistic about your skills and think about how you can use them to benefit others without needing to be physically there or working every day.

What To Consider When You Want To Make Passive Income

Consider your dreams

You've always heard the saying "Do what you'll love, and you'll never work another day in your life." right? This is definitely something you'll want to consider when starting a passive income opportunity.

If at least one part of the idea doesn't spark joy or fuels your passions, chances are it's not going to work out. So, look for an idea that you can see yourself doing for years. Even if you can step back and let the business mostly run itself, you may still need to get involved occasionally, so make sure you pick something you'll enjoy.

Find the overlap

Once you've analyzed your strengths and weaknesses, considered any constraints, and thought about what would make you happy. You're sure to achieve financial independence in no time!



HOW TO

Start Building Passive Income With Airbnb

THE FOUNDATION

HOW TO START BUILDING PASSIVE INCOME WITH AIRBNB

While it's great to have plenty of passive income ideas and dreams, it's important to remember that not every idea is a great one. Even if you've seen others earning money in a particular way, there are no guarantees that it will work for you, your skills, or your lifestyle.

To find the best ways to make passive income, you need to start with some clear goals and plans. You'll need to know how much you're able to commit in terms of money and time. You'll also need to be prepared to make short-term sacrifices to meet your long- term goals.

The truth is that building a passive income stream usually isn't passive at first. It requires time, money, skills or all three. But question, where do you start? The first step is to build a small savings account that you can use for later. You just need to know where to start and decide what resources you're willing to expend for your passive income ideas to take flight.

Starting an Airbnb business is a great way to get started on a passive income.



HOW TO START BUILDING PASSIVE INCOME WITH AIRBNB

Airbnb is a website that connects people who are looking to rent short-term with people who have space to rent. Long-term rentals are also available.

An airbnb property can be as small as an “extra space” rental of one room, with bathroom or shared bathroom. It can be an RV site, an apartment, a tent or a large entire home.

No matter the size, an airbnb can be a very profitable option for anyone hoping to earn extra income on living space they are not regularly using. You can run one, hoping to earn extra money, or run more properties and make it your full-time job in a full-time rental business.



Why You Should Start Your Own Airbnb Business

1.You’ll earn income. You can set your price on your rental property based on the availability, popularity, holidays, etc. The options are endless.

2.List for free on Airbnb. Technically, yes there will be fees, but that’s how more than one billion guests booked a place to stay. It's a huge platform that you'll be able to market your rental space on.

3.It’s what guests prefer. Many travelers are seeking a more relaxing, home-like stay away from homre.

4.The Airbnb insurance. The Airbnb host guarantee covers you for up to $1 million in damages from renterst.

HOW TO START BUILDING PASSIVE INCOME WITH AIRBNB

The opportunity

- Little to NO experience needed
- Little to NO money down
- Very Flexible;
- You can do this Part time or Full Time
- You don’t need a license or Degree
- Fully Automated
- Fastest Way to make PASSIVE INCOME
- Low RISK
- Can work from anywhere in the world
- No Office Space Needed
- Don’t Need to OWN no property



HOW TO START BUILDING PASSIVE INCOME WITH AIRBNB

GENERAL INCOME GOAL

- 1 AIRBNB $1,000-$2,000/mo
- 5 AIRBNB'S $7,500-$10,000/mo
- 30 AIRBNB'S $800-1 MILLION /YR



The Blueprint To Earning on Airbnb

Now we can see that Airbnb is a company that lets people avoid expensive hotels by staying at a more affordable short-term rental when on vacation. This helps them save money, let's them prepare meals on their own, and has a homier feel compared to staying at a hotel.

The best part about making money with Airbnb is that it’s relatively passive income. Passive income requires little to no effort and lets you create multiple streams of income. However planning is needed to make this passive income start generating money.



Type Of Airbnb



Private Rooms



Hotel Rooms



Shared Rooms



Entire Place

Types Of Airbnb

1 **Private Rooms**

Private rooms are great when you prefer a little privacy, yet still value a local connection. When you book a private room, you'll have your own private room for sleeping and may share some spaces with others. You might need to walk through indoor spaces that another host or guest may occupy to get to your room.

2 **Hotel Rooms**

Whether private or shared, hotel rooms provide a level of service and hospitality associated with traditional hotels. The rooms are available in boutique or lifestyle hotels, hostels, bed and breakfasts, or similar properties. They typically include vibrant common areas and rooms with unique touches.

3 **Shared Rooms**

Shared rooms are for when you don't mind sharing a space with others. When you book a shared room, you'll be sleeping in a space that is shared with others and share the entire space with other people. Shared rooms are popular among flexible travelers looking for new friends and budget-friendly stays. In addition to looking for places to stay based on room type, you can also filter searches to look for something more specific like a pool or to browse listings that are good for traveling with a family.

4 **Entire Place**

Entire places are best if you're seeking a home away from home. With an entire place, you'll have the whole space to yourself. This usually includes a bedroom, a bathroom, a kitchen, and a separate, dedicated entrance. Hosts should note in the description if they'll be on the property or not (ex: "Host occupies first floor of the home"), and provide further details on the listing.



YOUR PLAN

On Getting Started Without Owning a Property

AIRBNB ARBITRAGE

Your Plan On Getting Started Without Owning a Property

Airbnb situated itself as a solution for both renters and providers worldwide. Aside from guests scoring cheap accommodation for a night or two, homeowners can also rent their available space and earn some cash on the side. However, starting your own Airbnb doesn't require you to own a property, you can make passive income on Airbnb Arbitrage.

If you don't have a property you can switch to an Airbnb arbitrage which is an investment strategy that allows people to become Airbnb hosts, even without owning a property.

In the context of Airbnb, this happens when an investor rents a property from a landlord, lists it, and earns the profit in between. Essentially, it is renting an apartment or any property and subletting it to Airbnb guests.

Starting a rental arbitrage business is not hard. However, it does take some leg work.

Let's discuss the basics.



What Is Corporate Leasing?

Corporate lease means a lease for one or more residential units under which one entity will rent all such units from borrower and will have the right to sublease such units to individual subtenants.

Here Is How You Can Successfully Start a Rental Arbitrage Business:



CONDUCT AIRBNB MARKET RESEARCH

Your degree of success in your Airbnb business is heavily dependent on location. To make sure that you are investing in areas with high-income potential, you need to do a thorough Airbnb market research. Things to keep an eye on when looking for the right market for rental arbitrage include arbitrage potential, Airbnb regulations and seasonality. A source you can use to help find the best rental locations is airdna.co

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Look For Locations:

- Near Shopping/Restaurants
- Best to find a unit on the ground floor
- Best to do 1 or 2 bedrooms
- Best to Rent NOT buy a property
- Get a unit that's cost affective until you start making money.

CONDUCT AIRBNB MARKET RESEARCH

Solid marketing research is necessary to assist you to determine the very best cities for Airbnb rental. There are a number of ways of obtaining data when seeking short-term rentals.

The Airbnb website can offer a lot of details concerning your target market.

You will recognize which markets have a demand for details enhancing designs, distance, facilities, number of bedrooms, and residential or commercial property kinds.

Another method of discovering an Airbnb property is to look for the tourist attractions and locations creating a buzz in the city. This could be clubs, shopping centers, parks, or coastlines. Such details can be located through traveling sites and also online evaluations.



BONUS: SET-UP AN LLC (OPTIONAL)

What is an LLC ?
(Limited Liability Company) a type of business structure that protects your business and can be used for tax and liability benefits as a business owner.

- LLC BENEFITS ASSET PROTECTION
- TAX BENEFITS CAN OPEN A BUSINESS ACCOUNT WITH YOUR EIN # AND
- APPLY FOR BUSINESS CREDIT
- YOUR BUSINESS IS LEGIT?
- IS IT WORTH IT? YES

FIND PROFITABLE PROPERTIES FOR RENTAL ARBITRAGE

Once you know your target market, you should identify rental properties that will bring you the most success. Things you should keep in mind when looking for the perfect property for rental arbitrage are Airbnb income potential. Your Airbnb rental income should be able to cover your business expenses and still achieve a reasonable profit. Another thing is start-up costs. This will determine what you can afford depending on your current financial situation and help you estimate how long it will take you to recoup your initial investment.

THE PITCH

Look for Communities With Low Occupancy Communities with low occupancy tend to be more likely to bend the rules a bit to fill occupancy. These types of communities are usually feeling the pressures of having low occupancy. So, it's easier for you to get your foot in the door. When I got my first apartment, I used this strategy because at the time they had twelve units available. The process was super smooth because they were eager to get the units rented out. We now have 8 properties in that same community. It's always going to be easier to get a second unit in a community that has approved you in the past.

Call The Community And... - Let them know you're looking to pick up a few leases for a year or longer. This step is important because it shows you're committed, and you want to do long-term business. Ask them if they accept corporate housing companies. You will introduce yourself as a representative of a company, not an Airbnb host.

THE PITCH (CONTINUED)

Schedule a Tour After doing the research, pick a few communities you'd like to be in and schedule a tour. Dress formal and try to meet with the same leasing agent you spoke with. You've built some level connection with them already, so it wouldn't be a bad idea to keep building on that. As you're walking the property, at some point, the opportunity will come to tell them Your Story.

The purpose of this story is to let them know you're doing Airbnb w/o telling them. Over time, I have developed a story which I give out to my students in the course. But in a nutshell, you'll tell the leasing agent you're going to do Airbnb without actually telling them you are. The story is to explain how you are different from a traditional corporate housing model. Since guests can stay for 1 night and not only months at a time. You'd be laying the foundation, but notice you're NEVER saying anything about Airbnb.

THE PITCH (CONTINUED)

At the end of the day, Airbnb has something of a negative connotation for communities like this. They've heard bad things about Airbnb, and it's likely they've never heard the good things. So you don't ever say the word. Say you operate differently than a regular corporate housing company. You plant the seed with your story as you tour the apartments, pool area, gym etc.

You should request that the leasing agent sends you an application via email. Feel free to emphasize the expectation of how many units you plan to get now. If you're starting with one like I did, let them know you want to see how things go with the first one. Mention that you plan to get another X amount in X amount of time if all goes well. Give them a time frame if possible.

FIND PROFITABLE PROPERTIES FOR RENTAL ARBITRAGE

You can look up some available commercial properties here:

NATIONALCORPORATEHOUSING.COM

PADMAPPER.COM

REALTOR.COM

RENTALADS.COM

RENTALS.COM

RENTBITS.COM RENT.COM

JUNGLE.COM

RENTLER.COM

SHOWMETHERENT.COM

TRULIA.COM ULOOP.COM

WALKSCORE.COM

ZILLOW.COM

ZUMPER.COM

RENT.COM

FACEBOOKMARKETPLACE

PADMAPPER.COM ONRADPAD.COM

CRAIGLIST.COM



When trying to find a residence you can additionally do something called driving for leases. This is where you canvas the area or area a lease indication by exclusive proprietors (NOT HOME MANAGEMENT COMPANIES). These indicators will offer a call number for the owner. Real Estate Professionals have likewise been used searching for brand new buildings.

FIND PROFITABLE PROPERTIES FOR RENTAL ARBITRAGE

Apartment and house rental applications may be different.

House Rental

May do a background check on you and require 1 months bank statement it all depends on the listing landlord

Apartment Rental

- Business License
- Tax ID Taxes
- Schedule C
- Financial Statement

SOME UNITS MAY REQUIRE FINANCIAL STATEMENT OR/AND TAXES

TALK TO YOUR POTENTIAL LANDLORD ABOUT HOSTING ON AIRBNB

While rental arbitrage is completely legal, make sure you inform your potential landlord about your plans before you proceed to sign the lease agreement. Help them understand more about the Airbnb business and address any of their concerns. This will make sure that you are both on the same page and that you don't risk breaking the lease agreement. If they agree, set hosting guidelines that work for both of you and put them in writing. This will show your landlord that you are a responsible host. A rental arbitrage contract will also protect you in case of any misunderstanding in the future.

FURNISH YOUR RENTAL

- SET A BUDGET: Monthly Rent x 2.5 = Budget
- CHOOSE A THEME OR SET UP : Earthy, Modern, Luxury
- WHERE SHOULD YOU BUY THE FURNITURE? Ikea, Walmart, Amazon, Hobby Lobby, Facebook marketplace, Craigslist, Offer Up.
- ADD AMENITIES: Provide coffee maker, kitchen essentials, towels,
- bedding set up.
- BE CREATIVE PHOTOGRAPHY: Hire a professional photographer to take pictures of your STR once you have furnished it.
- QUALITY OVER QUANTITY: Less is more





THE BLUEPRINT

To Earning With Airbnb & Other Platforms

THE INS AND OUTS OF AIRBNB

The Blueprint To Earning on Airbnb

LIST YOUR PROPERTY ON AIRBNB

Click here for sign up with Airbnb.com

Sign Up for Vrbo.com (Click here) Sign Up for Booking.com (Click here)

- What is required? Basic info of the property and pictures
- What makes a great listing: Great description, title, good quality pics, location, amenities, price.
- How to price your Airbnb: Break even Point (Rent+Expenses)/30 days= Nightly RATE ; Profit: (Rent=Expenses) + (Profit)/ 30 days = Average nightly rate



NURSE & MILITARY HOUSING

Sign Up for www.furnishedfinder.com (Click here)





The Blueprint To Earning On Airbnb

1. List Your Property

The first step is to list your property on Airbnb. However there are rules to be met before you list your property. When deciding to become an Airbnb host, it's important for you to understand how the laws work in your city or area. These laws are often part of a city's zoning or administrative codes. For example in some cities, you must register, get a permit, or obtain a license before you list your property or accept guests. Penalties may include fines or other enforcement. So make sure to review your local laws before listing your space on Airbnb. For example, in Atlanta, Georgia, starting March 1, 2022. The Short-Term Rental Ordinance requires agents or hosts, who wish to engage in short-term rentals, to apply for a license with the City and post their City of Atlanta short-term rental license (STRL) on all advertisements.

However when it comes to listing your property, Airbnb makes this relatively simple by asking you to list what type of property you have, whether it's spare room, house, or condo.

You'll want to clearly list your rules on your listing, such as, limiting the number of guests, if you allow pets, is there an additional maintenance fee, etc.

Write A Descriptive Listing

Before you write up your listing, think about the type of guest that will appreciate your space the most. Be clear with what you are offering and manage guests' expectations. Listing can be easy for people to find the information they are looking for if one follows the structure of brief introduction which is selling points of your property in a nutshell.

Some examples are:

- Room by room descriptions
- Outdoor spaces like garden or swimming pools, hot tubs, sunbeds or children's play equipment
- Location which includes whether it's close to public transport, amusement parks, beaches, popular restaurants or walking trails.







Examples of Descriptive Listings

1. Forest and heaven themed apartment close to the heart of the CBD

Pretend you are lost in a magical forest as you perch on a log or curl up in the swinging chair. Soak in the tub, then fall asleep in a heavenly bedroom with cloud- painted walls and twinkling lights. And when you wake up, the espresso machine awaits.







Examples of Descriptive Listings

2. Romantic stone house with ocean views.

Unwind at this stunning French Provencal beachside cottage. The house was lovingly built with stone floors, high-beamed ceilings, and antique details for a luxurious yet charming feel. Enjoy the sea and mountain views from the pool and lush garden. Although shops and restaurants are only a five-minute drive away, the area feels peaceful and secluded.







The Blueprint To Earning On Airbnb

1. Take Excellent Pictures

Examples of great pictures:





The Blueprint To Earning On Airbnb

2. Take Excellent Pictures

Examples of great pictures:





The Blueprint To Earning On Airbnb

3. Charge a Competitive Rate

Regardless of the service you're providing, pricing can be tricky. You want to make as much as possible without overcharging and driving away prospective guests. Do some research of similar properties in your area and use that as a guide.

When doing your market research, start by searching Airbnb for similar spaces in your area, taking into consideration the following; your property type, the number of bedrooms you provide, the number of guests you can accommodate, location, and your available amenities.



The Blueprint To Earning On Airbnb

3. Charge a Competitive Rate

Do not compare yourself with properties that haven’t been booked for a week away, they are likely to be the ones that weren't booked because they were priced too high. Also learn how hosts near you adjust pricing seasonally, on weekends, and for special events.

Whatever your financial goals are, a pricing strategy is the key to success. Setting a pricing strategy helps you get more bookings and helps increase your earnings with the right price. The easiest way to figure this out is by thinking as a guest and not a host. Price is one of the main factors guests consider when choosing where to stay.

No matter how beautiful your space, if it’s priced higher than comparable listings in the area, there’s a good chance you’ll miss out on bookings. Remember that things you’re factoring into your pricing may not be obvious to guests. For instance, the safety and beauty of your neighborhood, so be sure to call them out in your listing. Make aspects of your great hospitality like breakfast or welcome treats super clear in your listing as it might also help you warrant a higher price.

The Blueprint To Earning On Airbnb

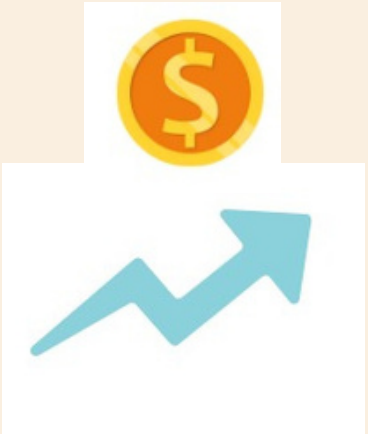
3. Charge a Competitive Rate

For perfect timely and competitive pricing you can make use of the smart pricing tool. Airbnb's pricing tool takes into account over 70 different factors to determine the best price for each available night on your calendar.

Your pricing will automatically update depending on things like:

- Lead time- As a check-in date approaches.
- Local popularity
  The number of people searching for stays in your area. Seasonality
- Predictable seasonal changes in demand for stays in your area.
  Listing popularity
- How many views and bookings your listing receives.
  Review history
- Your amount of positive reviews from successful stays.

To make sure your listing price always meets your needs, be sure to set a minimum nightly rate in the Smart Pricing tool. Your rate will never fall below that threshold. And if at any time you're not happy with the rate set by the tool, you can simply type a new one into your calendar.

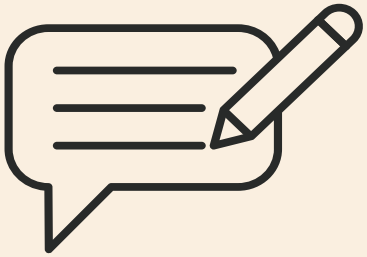


The Blueprint To Earning On Airbnb

4. Monitor Your Reviews

Reviews are the key to earning money with Airbnb. Travelers love to read about other people's experiences with listings and hosts. Guests use the written feedback area to highlight whatever they loved (or didn't love) about their stay. Reviews are essential to the entire Airbnb community, helping guests choose their travel plans wisely and enabling hosts like you to open their homes with confidence and attract guests who will love their stay.

Each review helps guests decide whether to book with you. Airbnb data suggests that a higher number of positive reviews is correlated with higher earnings, and goes a long way to encourage more prospective guests to stay at your property versus another one. This directly impacts how much you can make with Airbnb.



4. Monitor Your Reviews

To encourage positive reviews, hosts generally are recommended to communicate with guests regularly, from booking, throughout their stay, until checkout using Airbnb's in- app messaging. You should tell your guests that you will make yourself available to answer their questions immediately, and if something ever needs fixing, you will address it immediately.

A few days after the guest has checked out, email or text message the guest thanking them for choosing your place to stay and remind them that if they enjoyed their stay that it would be great if they could click on a link to provide a review of your services. Thanking your guests will boost the probability that your guests will also give you good reviews.

Another way to get reviews is by making it as easy as possible for a guest to review your place while they stay. Offering free WIFI can provide a quick and easy method for a guest to add a review. In addition to written reviews, guests rate their overall experience with 1–5 stars.

To ensure high ratings make sure the cleanliness in the space is immaculate because guests will expect the clean and tidy space they see in your listing photos, the value of your space because guests rate your space based on their perception of whether your pricing was a fair reflection of your offering and the practice of excellent hosting communication to ensure guests' needs are met. Following Covid-19 protocols, is currently a must in the airbnb business.



The Blueprint To Earning On Airbnb

5. Watch Your Spending

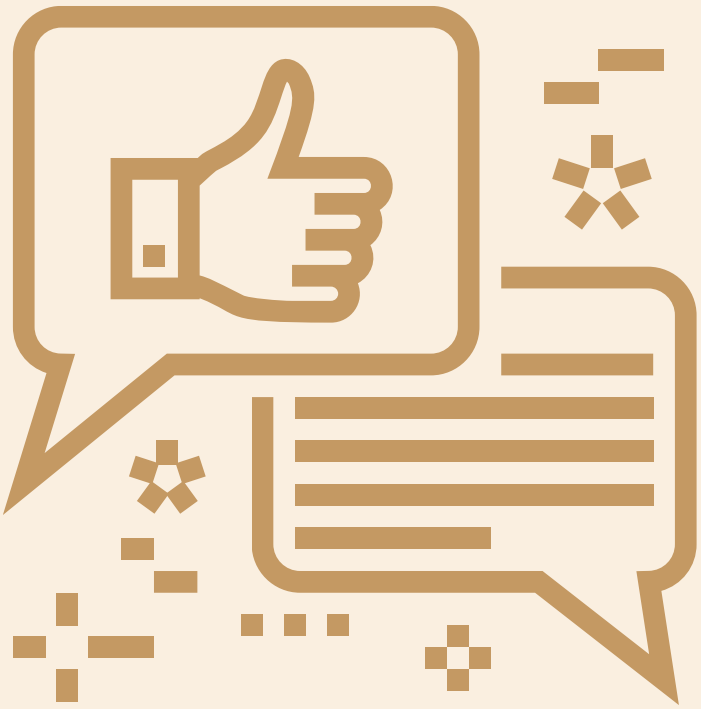
In order to make money with Airbnb, you will incur some expenses. For example, cleaning fees, costs with stocking the property, toiletries, maintenance, welcome snacks, etc. In order to track your expenses, I highly suggest recording on an excel sheet or using software, such as, Wave App or Expensify.



The Blueprint To Earning On Airbnb

6. Being Responsive

Engaging with your guest is key to customer satisfaction. As part of the check in process, Airbnb hosts can meet their airbnb guests, or provide remote check-in and check-out information. Airbnb hosts who are clear about expectations from renters, and quick to respond to questions, normally get positive reviews from guests. FYI; Airbnb hosts can provide positive, or negative reviews about an airbnb guest as well.



The Blueprint To Earning On Airbnb

7. Offer Upgrades

The secret to making more money on Airbnb is by offering upgrades. Convenience is worth every penny, especially to travelers. Upgrades can easily add up in addition the guest reservation.

Here are some upgrades you can charge for:

- Cleaning Fee - If your guest does not have the time to clean up before leaving you'll be able to offer a cleaning fee where you'll take care of the cleaning for them.
- Pet fee - A lot of host do not allow pets on the property. Depending on how you feel about pets, a pet fee usually comes with a large price tag.
- Early Checkin or Checkout - This is something that is normally requested especially if the guest has a flight to get to.
- Smokers Fee - If you're okay with smoking in your Airbnb, a smoker's fee may be a good option as smoking is usually not allowed with other host.
- Convenience Fee - Sometimes your guest may be traveling as a result of a celebration. Maybe it's their anniversary or birthday. The guest may ask you to pick up balloons or decorate the place in order to surprise their significant other.

The Blueprint To Earning On Airbnb

8. Stand Out

Let your Airbnb standout! Here are a couple things you can do to help your airbnb stand out in comparsion to others:

- Add as many amenities as possible
- Pick fun colors
- Add travel size amenities for guest
- Have a game room section
- Have coffee, tea and water available to guest
- List your number for 24/7 contact
- Create a map of things to do in the area
- BRAND, BRAND, BRAND





TIPS & TRICKS

For Your Airbnb Business

Once all these steps are completed, whether you already owned a property or are renting from a landlord, now it's time to get started in making it ready for passive income earning.

SPRUCE UP YOUR SPACE

Even if your home is perfect for you, it may not be for guests. Some decorating and furnishing the space will make it look great. However you mustn't overspend, since renovations eat directly into your profits. There are ways to refurbish your Airbnb property cheaply but still giving the customer a great experience which are:

RECYCLE AND REUSE OLD ITEMS

For example, if you're changing a door, of course depending on the style of your property, you can resell the old one. You can also refinish the door. They might be as good as new if you give them a little TLC. You don't have to buy everything new. The same goes for furniture. You don't need to spend a fortune on a new sofa, for example, if it happens to have washable covers, they can simply be washed. Even if it doesn't have washable covers there may be a way of cleaning furniture to make them look new.



HERE IS A LIST OF PLACES YOU CAN FIND CHEAP FURNITURE FOR YOUR AIRBNB

- Let Go Facebook
- Marketplace
- Wayfair
- Target Floor & Decor
- Thrift Store
- Amazon Pay By Invoice

These are just options feel free to use your own stores. Your units should be furnished with 48- 72 hrs.

Have a Storage Unit close by. Why? To take advantage of sales. Storing things for later will make it easier to furnish future Airbnbs.



MAINTENANCE SCHEDULE

As the responsible owner of Airbnb property, you should create property maintenance schedules such as replacing carpets or repainting walls. The schedule will depend on the general wear- and-tear on each individual unit, but professional property managers recommend doing these sorts of projects (interior painting, carpet replacement) about every three years unless needed sooner. Other issues can be addressed before they become serious problems by following a regular maintenance schedule.





When your listing is going well, make use of professional property management to help you with:

HANDLING MAINTENANCE AND PROPERTY VALUE

FINDING HIGH- QUALITY TENANTS

LISTING AND MARKETING ADVANTAGES

AVOIDING LEGAL ISSUES

ALLEVIATING STRESS



BUILD A TEAM & AUTOMATE YOUR BUSINESS:

- BUILD A TEAM
- CLEANER
- MAINTENANCE
- CO-HOST
- HAVE A TURN-OVER PLAN, SCHEDULE CLEANERS TO CLEAN AFTER
- GUEST CHECK OUT.
- RESTOCK ITEMS
- HAVE AN AUTOMATED CHECK IN AND CHECK OUT PROCESS:
- INSTALL SMART LOCKS
- AVOID GUEST DISRUPTIONS AND PARTIES:
- ADD NOISE SENSORS AND CAMERAS OUTSIDE !



NOW YOUR READY TO START HOSTING ON AIRBNB

- OPEN YOUR CALENDAR AND PRICE ACCORDINGLY
- ADD A CLEANING FEE
- SET LOW PRICES DURING WEEKDAYS AND HIGHER ON WEEKENDS.
- GET READY FOR YOUR GUEST
- GUEST BOOK AND SET YOUR AIRBNB HOME RULES
- AIM FOR SUPER HOST STATUS
- FOCUS ON CUSTOMER SERVICE
- NEVER CANCEL RESERVATIONS
- ASK YOUR GUEST FOR 5-STAR REVIEWS



Some Things You May Want To Stay Away From:

- ***Renting to guest who are local.***
- ***Renting to locals sometimes means the person is looking to host a party at your property or location.***
- ***Renting to too many guest can result in a party happening at your location.***
- ***Guest with low ratings Cancellation reviews. This means the host canceled the reservation after accepting it.***
- ***If you are hosting a location you are renting from a landlord, do not lie on the rental application.***
- ***Make sure they are aware you will be hosting the property in order to avoid repercussions later on.***



Systems You May Want To Consider

01 Guesty Hosts

- Property Management Platform

02 Zoho

- Keeps track of properties you rent from and all messages

03 YourPorter

- Keep your Airbnb's organized

04 Wheelhouse

- For your pricing systemization



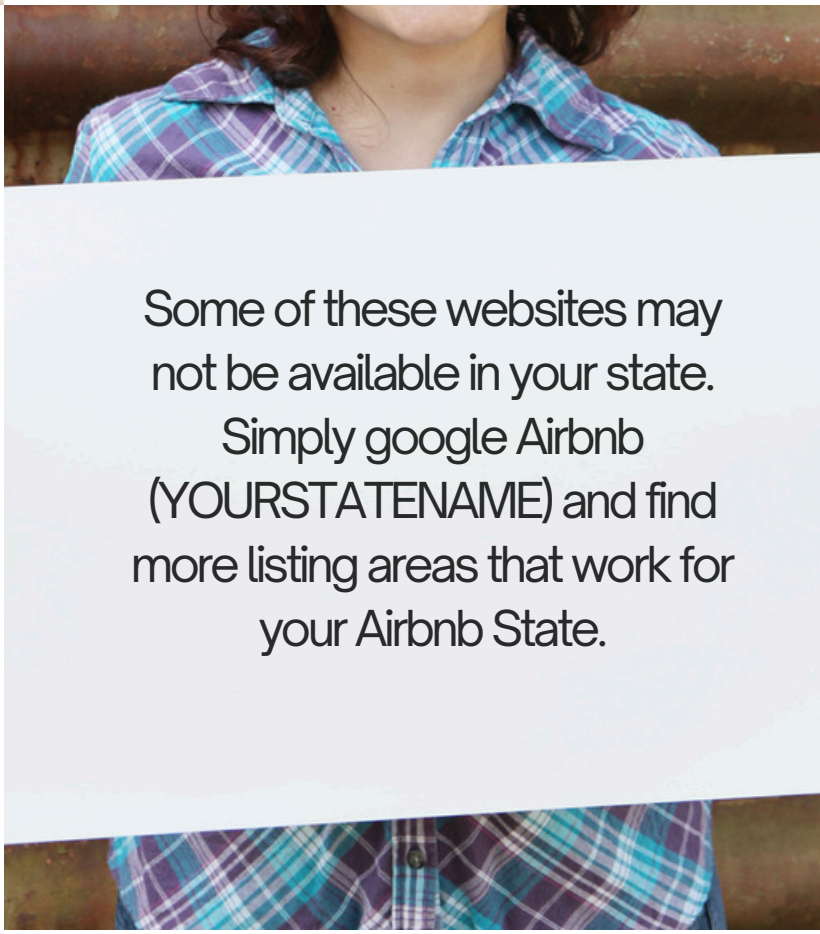
Tips:

- Have about 5 Airbnb accounts. Why? Encase 1 gets shut down. Have
- service people on standby High Level
- of Third Party Turnover

Additional

Where To List Your Properties:

1. Airbnb
2. Vrbo.com
3. Bookings.com
4. Smartertravel.com
5. Hellolanding
6. Traveladvisor.com
7. Expedia.com
8. Theculturetrip.com
9. Trip 101



Some of these websites may not be available in your state. Simply google Airbnb (YOURSTATENAME) and find more listing areas that work for your Airbnb State.



Starting an Airbnb business can be extremely rewarding in the long run but it definitely demands your attention and effort at the initial stages. However when everything is set and organized, income will come without your active involvement.

Airbnb can be a great opportunity to create passive income, giving you the ability to retire EARLY! Once you've established your first Airbnb, the possibilities are endless.

Follow the steps and tips in this guide and you'll be off to a great start.

Good luck!

THANK YOU

Ebook:

https://linktr.ee/jamoreno1833

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