

ULTIMATE GUIDE FOR AIRBNB HOSTS

ALL THE INFORMATION YOU
NEED TO KNOW BEFORE
STARTING AS AIRBNB HOST,
SUMMARIZED IN ONE HANDY
E-BOOK.

CHAPTER 1

What is Airbnb

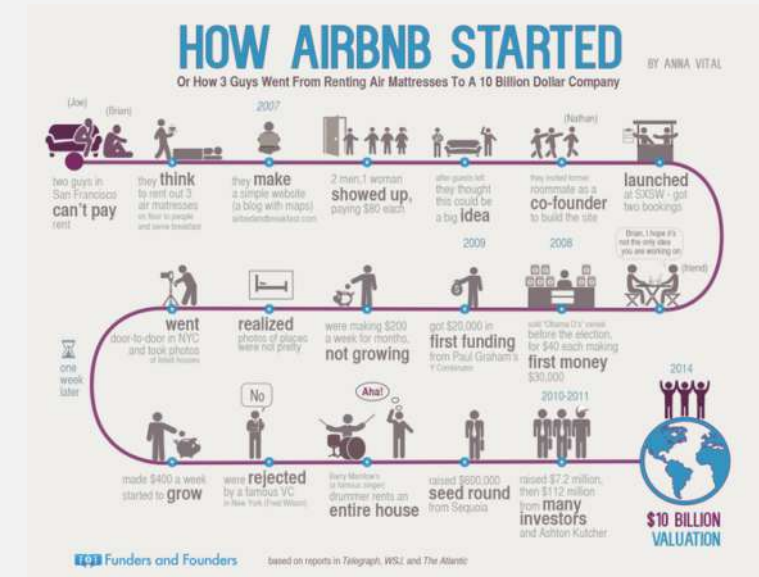


01 What is Airbnb

What the hell is Airbnb, you asking yourself? Ok, let me explain for you. Others might right away skip to another chapter, if they already know what's going on..

So, Airbnb is an online marketplace for arranging home stays, or tourism experiences. Airbnb does not own any of the real estate listed or hosting any events. They act as a broker, getting money from each booking. It is one of the firsts companies that helped to define “shared economy” model. You heard about this one, right?

The company was founded by Brian Chesky, Joe Gebbia, and Nathan Blecharczyk in San Francisco during 2008 where they became one of the first to peer-to-peer services that specialized in housing accommodations. Long story short – founders were traveling to a conference in 2007 but couldn't pay for their housing, so two of the them decided to rent out part of their apartments in order to help pay for the cost of the trip. This sparked their idea. The founders wanted to change the way that people thought about travel.



LITTLE BIT OF NUMBERS.. But they won't be boring, I promise!

- Projected number of Airbnb **users in Europe** by 2020 is **24 million**.
- **90%** of Airbnb guest have said they were “**satisfied**” or “**very satisfied**”.
- **20,500 USD** is the **average expected annual profit** of Airbnb host renting out a full two bedroom apartment in major cities.
- **Millennials** account for roughly **60% of all guests** who have ever booked on Airbnb.
- **82%** of people who **had a problem** with their Airbnb stay mentioned **customer service** as a problem.
- These days, roughly 2 million people stay in airbnb rentals across the world during an average night.
- Since it's launch, airbnb hosted over **400 million guests**.
- Airbnb offers listings in over **191 countries** all around the world.
- Airbnb has about **150 million users**.
- There are over **650 000 hosts** worldwide.
- Airbnb valuation is now set to **38 billion dollars**.
- Average **per-night price** is 80 dollars.

01 What is Airbnb

So now you have a little bit of understanding how it all started and how huge is it worldwide.. Still asking WHY?

Most of the folks out there use Airbnb, because it gives you an alternative to, sometimes, pretty expensive hotels. As well, you can find some kick ass places, such as a castle, windmill, dome in a sacred valley or even the whole island in Belize. How does boring hotel room sounds now, huh? You might wanna check this article, you will find out more [HERE](#).



And of course I shouldn't forget to mention one main idea standing behind Airbnb, which is connecting with people. Given the fact that ordinary people are sharing their homes with you, there is always a chance to get to know them and their culture much more than staying in any hotel in the world, because they are all so uniform and same. And to me, that's the most interesting thing about travelling. Getting to know the world!





CHAPTER 2

*Airbnb or
regular long term*

01 Airbnb or regular long term

You might be thinking about the difference between hosting through Airbnb or classic long term renting.

Long term renting to many people probably seems like stable income, with not that much hustle around..

BUT, there are a few reasons, why you might like to reconsider and go for Airbnb.

For example, if you want to rent out your place only occasionally – **whilst you are travelling**. Never thought of that? **What a shame!**

When you leave for holidays, your home is vacant. Boom! Big opportunity. In case you will be able to rent out your own home whilst travelling, you will spend for your holiday accommodation almost nothing. In fact, you might even get some extra money – depends on where do you live and where you are travelling to. So basically, you will have to pay only for flight tickets – because you have to eat anyway.. That changes the perspective of travelling little a bit, doesn't it?



SOCIAL ASPECT

Something you don't hear about in the media is the great guests that you can have in your Airbnb unit. From the outside looking in, it is easy to focus on the extreme cases of bad renters and terrible situations. But, truly those cases are so few and far between, that's why they make headlines.

Hosts from all different markets, always share feel-good stories about guests and hosts. One of the most rewarding things about being a host is that you get to meet many interesting guests. Depending on your market and your proximity to attraction and special events, you can attract guests from your state, country or even the entire world!

Telling stories and tales about their hometowns, guests easily have things to share with their hosts that are willing to listen. Gaining perspective from another individual from different walk of life is insightful. You get to realize how different, yet how similar everyone is. Airbnb is helping create friendships that would have never existed, and very few social platforms allow you to create a personal and meaningful connection with someone who lives 10,000 miles away.

01 Airbnb or regular long term

FINANCIAL ASPECT

Now, financial gain is not a guarantee, but if you select and operate your Airbnb correctly, you could walk away with a handsome amount of cash.

Some **things to consider** before launching your first rental unit on Airbnb are:

- Location relative to attractions (theme parks, sporting events, beach, the metro area, etc...)
- Type of unit you're offering (room, shared unit, or entire unit)
- Target rental audience
- Rental economics

Did you know that there are people who rent spaces just to be sub-let them on Airbnb? These financially savvy individuals we call rentpreneurs.

With Airbnb there is a real estate strategy at work called rent arbitrage. Simply put, it is the ability to take capitalize on high daily rental rates compared to your monthly rental cost.

- **Example:** An apartment with 12 month lease costs \$1,500 a month – \$50 a day. Possible Airbnb daily rate is \$115 a day. Your potential gross profit per day is \$75, per month \$2,250. Sounds good, right?

If you will list private room out of your 2 bedroom apartment, airbnb host could pay up to 81% of your whole rent! By analysing major cities in the U.S., SmartAsset found that Airbnb hosts could pay between 70% and 100% rent of their two-bedroom apartment depending on the city and how many days the room was occupied.

It found that Miami and San Diego are the most profitable cities for Airbnb hosts. This is because these two cities have a more affordable housing system than the expensive cities like San Francisco and New York.

So basically, you could live in your apartment for free..



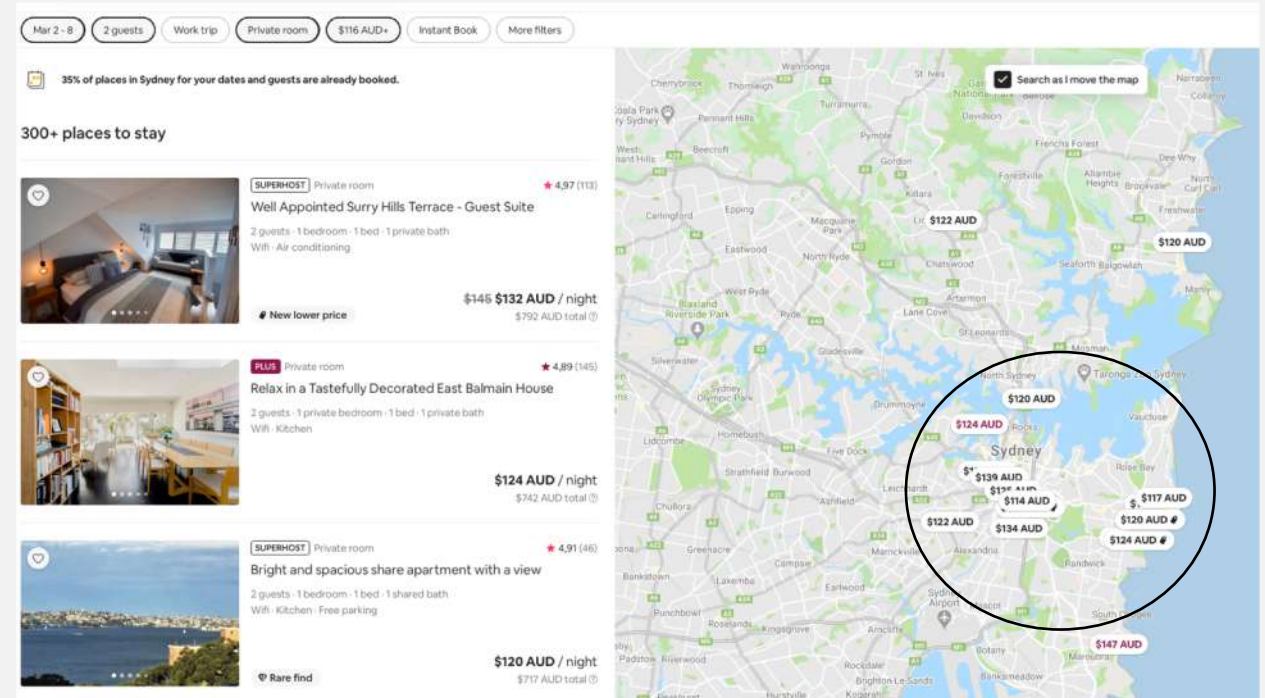
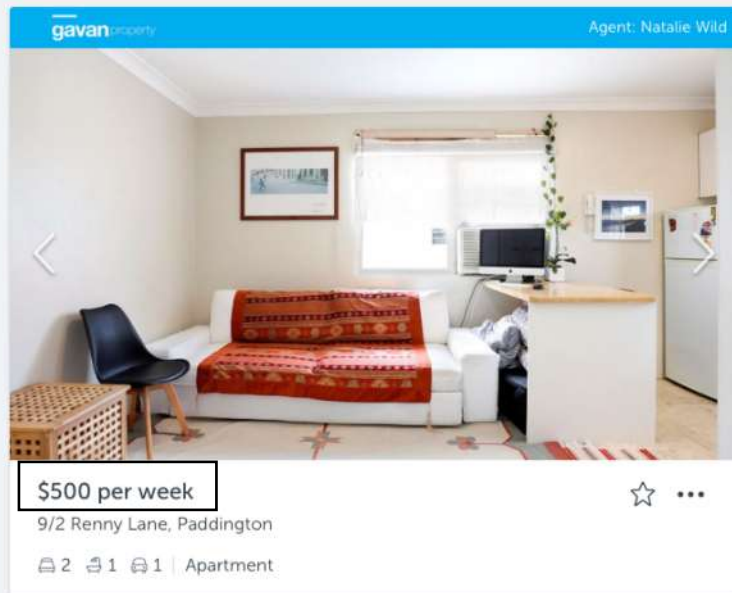
**PAYING THE RENT
AIRBNB PRIVATE ROOM LISTINGS**

City	Average Monthly Rent (2 bedroom)	Average Airbnb Private Room Rate	Average Occupancy Rate	Percent of Monthly Rent Paid
Houston	\$ 1,293	\$ 70	64 %	106 %
Philadelphia	\$ 1,489	\$ 72	64 %	94 %
Chicago	\$ 1,727	\$ 75	71 %	93 %
Dallas	\$ 1,305	\$ 66	60 %	92 %
San Diego	\$ 2,017	\$ 85	71 %	91 %
Miami	\$ 1,879	\$ 91	61 %	91 %
Oakland	\$ 2,140	\$ 74	83 %	88 %
Seattle	\$ 2,109	\$ 72	77 %	79 %

01 Airbnb or regular long term

FINANCIAL ASPECT

To show some real example, I choose Sydney and did a little research on prices there.. Outcome is pretty interesting, take a look..



At realestate.com.au you can find all types of properties and sort them by suburb, price and it's size. I managed to find a couple of 2 bedroom units in trendy Paddington, renting for 500 AUD per week, which makes around 78 AUD per day. On the other side, daily rate for private room in Sydney at Airbnb is averaging around 120 AUD per day. So, if you will be lucky and will have full occupancy, you can rent out one bedroom out of your two bedroom apartment for 840 AUD per week. That means you are living for free and even making 300 AUD per week.

02 Airbnb or regular long term

PERSONAL GROWTH ASPECT

If you are not in the hospitality industry, then you will be flexing mental muscles that you have never used. Learning guest service, finance, marketing, and more will ultimately make you a better person. These skills are essential in nearly every business, but with Airbnb, you get to learn and implement them with a proven system.

As you learn new ways to impress your guests, you can take that creativity to your personal life. Leaving notes for your guests when they arrive is a great idea to make a quick personal connection. Now, what if you did the same for a friend or family member? The impact of that message, even if a simple hello, will be amplified.





CHAPTER 3

*Things to consider
before starting*

03 Things to consider before starting

First of all, you can start using Airbnb and list your property completely for free! No upfront payments.

Airbnb gets money once you make money. Easy. Hosts are being charged 3% fee to cover the processing of guests payments. When a reservation is booked, guests pay the service fee unless the host cancels.

Depending on local or international tax laws, users are also subject to a value-added tax (VAT). A value-added tax is a tax assessed on the final sale of goods and services. For guests seeking accommodations in the European Union, Switzerland, Norway, Iceland, and South Africa, Airbnb charges a VAT in addition to its service fees. Due to different tax laws, Airbnb does not charge a VAT to every guest across the board. In particular, guests with reservations in the EU are subject to taxes based on the rate found in the guest's home country.

LEGAL STUFF YOU SHOULD NOT FORGET BEFORE STARTING

- LOCAL CITY LAWS
- PERMIT OR LICENCE
- TAXES
- PERMISSION TO SUBLET
- INSURANCE
- HEALTH & SAFETY

Yes. There is a lot of things you need to be in compliance with, if you want to run this business for a long time.
But trust me, if you do it right from the beginning, you will save yourself a lot of problems, that might not come. Or might completely screw you over after some time..
Do not underestimate anything mentioned above.



03 *Things to consider before starting*

LOCAL CITY LAWS

You need to take responsibility and stay up-to-date about the regulations in your city regarding short-term rentals. Carefully examine the zoning laws, and establish if the type of property you live in falls within the allowable limits. Check how many days per year you will be allowed to sublet. This can be quite complicated, especially as the goalposts are constantly shifting.

The consequences of operating illegally can be harsh. Fines in New York and San Francisco are especially steep. It's hard work, but do your homework first and save yourself A LOT of pain later.

PERMIT OR LICENCE

Again, you will have to do your homework with this one. In some cities, if you want to operate a short-term rental, you'll have to register and apply for a permit.

Again, unregistered properties listed on Airbnb could see their owners receive a nasty fine.

Cities like Boston and San Francisco are trying to crack down on illegally run hotels where large commercial enterprises exploit the system and run under the guise of Airbnb.

TAXES

Airbnb has consistently refused to hand over private data on the owners of Airbnb rentals, as it should to protect host privacy.

But that has allowed many hosts to evade paying taxes to their cities. It's no surprise that some cities have fought back with tough new regulations. And just because many others are skipping on taxes, it doesn't mean you should too.

Airbnb may eventually release that information to the cities in order to continue operating in those cities. You don't want to find yourself with a surprise back-payment and a fine when the tax office finds out.

Also, don't expect Airbnb to step in and save you. Be a responsible citizen, keep your financial books in order and own up to your extra income stream.

03 *Things to consider before starting*

PERMISSION TO SUBLET

If you own your property, you are OK. But if you don't, different story.

It would seem a large number of Airbnb hosts lease their apartments, a fair few of whom neglect to check their lease agreement and see if subleasing is permitted.

There have been more than a few cases of Airbnb hosts being evicted by their landlords on these grounds – even the poster child of one of Airbnb's advertising campaigns who gave stranded tourists free shelter during Hurricane Sandy was evicted just months after the event hit national headlines when her landlord wised up to her sideline operation.

Not every landlord will be happy about you handing over the keys to strangers you have interacted with only a few times online. It is much safer to ask first and seek written permission. Finding a new place to rent with that kind of black mark against your name could be pretty tough.

INSURANCE

The cross-section of the Airbnb traveler demographic has wonderful, kind, and interesting people at one end, and nightmare guests at the other. Make sure you've got a robust insurance plan that will have you covered if your guest throws a wild party or sets your house on fire.

Your standard homeowner's plan may not be enough either. While Airbnb promises coverage with its \$1 million Host Guarantee, read the fine print closely, and you'll see there are many eventualities and damages it will not extend to.

Don't play a statistics game and think it will never happen to you. The hosts who took that risk in the past have truly regretted it.

Look I get it, some of you are going to be in markets where your listing won't make enough to justify getting such a plan. But just know that you're taking on additional risk.

03 Things to consider before starting

HEALTH & SAFETY

For now, it doesn't seem like Airbnb rentals will be forced to comply with the same stringent health and safety regulations that apply to traditional service industries like hotels.

Nevertheless, it could quickly get nasty if you found yourself at the wrong end of a lawsuit if a guest was injured while staying at your property.

Do the sensible thing and have a careful read through Airbnb's guidelines on Responsible Hosting.

This includes basic things like providing a first aid kit and a fire extinguisher, checking your smoke alarm and carbon monoxide detectors are functioning, ensuring the fire escape route is clearly marked out and providing the numbers of the local hospital and emergency services.

Most of all, fix and address any glaringly obvious danger traps where guests could hurt themselves or others. Make sure there aren't any exposed wires, the ventilation is working, and the air conditioners and heaters are fully functional. Establish safe occupancy limits and don't allow more people to over the limit at any one time.



03 *Things to consider before starting*

Just a couple of more things to consider before starting..

KNOW YOUR COMPETITION

It is good to have an idea who are you competing against. Take a look at listings in your area. Check the prices, their availability and quality of their listings. By that you will be able to determine what your prices should be and how big occupancy to expect.

YOUR NEIGHBOURS

If you are about to rent out your house, you should not really have a problem with your neighbours, as far as your guests will not throw some parties at your backyard.

But remember about your neighbours if you live in apartment and have a lot of neighbours around. It might distract them to see some new faces showing up every couple of days in the building, especially if they are throwing parties every other night..

It is good to set ground rules, which Airbnb allows you to, once you are setting up your listing. You can choose what time your guests should keep the noise down, if is your apartment kids friendly, if is it ok to bring pets, if is it not allowed to throw a party, that there is strictly no smoking in the building, ..

TIME COMMITMENT

Listing and running a successful Airbnb listing could take MUCH more time and effort than you expected, especially in the beginning. Even when you've got your procedures down and you're not spending as much time handling all the bookings, you could still expect to be on call for emergencies whenever you have a guest staying with you. Do you **have the time** and the flexibility to do what it takes to succeed?

CHAPTER 4

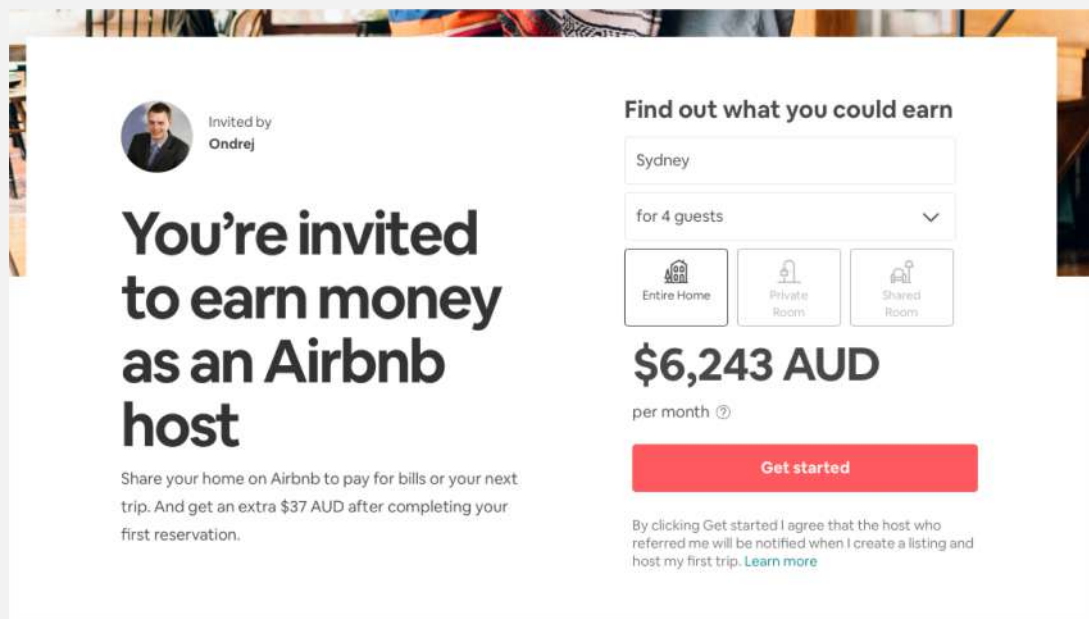
Starting



04 Starting

It is really simple.. Go to www.airbnb.com/r/ofiala (yes, it is my referral link and I will explain how it works in a second) and you will see screen like this.

Airbnb gives you impression how much you can potentially earn. Just choose your city, how many guests you can accomodate and what is type of your rental. If the number is tempting, just click on **GET STARTED!**

A screenshot of the Airbnb referral landing page. On the left, it says "Invited by Ondrej" with a profile picture. Below that, it says "You're invited to earn money as an Airbnb host". Underneath, it says "Share your home on Airbnb to pay for bills or your next trip. And get an extra \$37 AUD after completing your first reservation." On the right, there's a section titled "Find out what you could earn". It has a dropdown menu for "Sydney", a dropdown for "for 4 guests", and three buttons: "Entire Home", "Private Room", and "Shared Room". Below these, it shows "\$6,243 AUD per month" with a question mark icon. A red "Get started" button is at the bottom. Below the button, it says "By clicking Get started I agree that the host who referred me will be notified when I create a listing and host my first trip. Learn more".

Invited by
Ondrej

You're invited to earn money as an Airbnb host

Share your home on Airbnb to pay for bills or your next trip. And get an extra \$37 AUD after completing your first reservation.

Find out what you could earn

Sydney

for 4 guests

Entire Home Private Room Shared Room

\$6,243 AUD

per month

Get started

By clicking Get started I agree that the host who referred me will be notified when I create a listing and host my first trip. [Learn more](#)



But before we will proceed, let me explain how does it work Airbnb referral program and what benefit it brings to you, if you will choose to use my link to register. First of all, after you finish your first hosting, you will get extra 37\$ to your bank account. Again, only if you use my link to register – www.airbnb.com/r/ofiala

And now I will tell you one secret! Tell your friends about Airbnb. If you will convince them to do start with Airbnb hosting and they will use **your** referral link, you will get **524\$** after they finish their first hosting! Yes, 524\$!

Doesn't it make you now even more excited and hyped?

CREATING A LISTING – step by step

OK, once you are registered, nothing is stopping you from creating your first listing! I will point out all important things, the rest you can figure out on your own..

- WHAT AMENITIES DO YOU OFFER?

So, here you want to check as much as possible! Of course, only if you provide them! Some people might set their filters, so if you provide every one of them, your chance to get picked up is getting higher!

- DESCRIBE YOUR PLACE TO GUESTS

You want to kick ass here! Describe your place, so no one can resist! Make them want to stay at your place! Take your time and really think about every word! But always be **honest and truthful!**

- NAME YOUR PLACE

This is one of the first things that people browsing through all the listings are going to see, so again.. This needs to draw attention, really pay attention to this section!

- GUEST REQUIREMENTS

In here it depends how much trust in humanity you have. Basically, less requirements means more potential customers, but on the other hand if you choose to host someone without any validation, such as government issued ID or confirmed phone number, there is a chance you might end up with problematic guest in your apartment.

- HOUSE RULES

This section allows you to set rules, such as smoking allowed, parties allowed, suitable for pets and so on. And as well, it lets you inform your guests about any limitations they might face at your place. Again, stay truthful and hide nothing.

- NOTICE TIME

If you will request lower notice time, you might score last minute booking. So consider this, base on your time flexibility. If you are around the place and you can prepare everything within a short time, there is no reason why not to allow people book on the same day.

- HOW FAR IN ADVANCE GUESTS CAN BOOK?

If you know your schedule or if you have someone taking care for your Airbnb listing, you can let your guests book anytime in advance. Otherwise, you can allow them to book only as much as 3 months in advance.

- MINIMUM AND MAXIMUM STAY

Shorter stays means more potential customers, but as well more preparations. Try to think about this and balance this one as you go. If you want to attract longer term stays, there is possible to set up discounts if people book for longer periods.

- PRICING

This one is a little bit tricky, so I will get back to this one later on.

- LENGTH-OF-STAY PRICE

As mentioned earlier, here you can set up discounts for longer period stays. Airbnb gives you some recommendations, but it is really up to you. Again, discounts might attract people to stay longer.

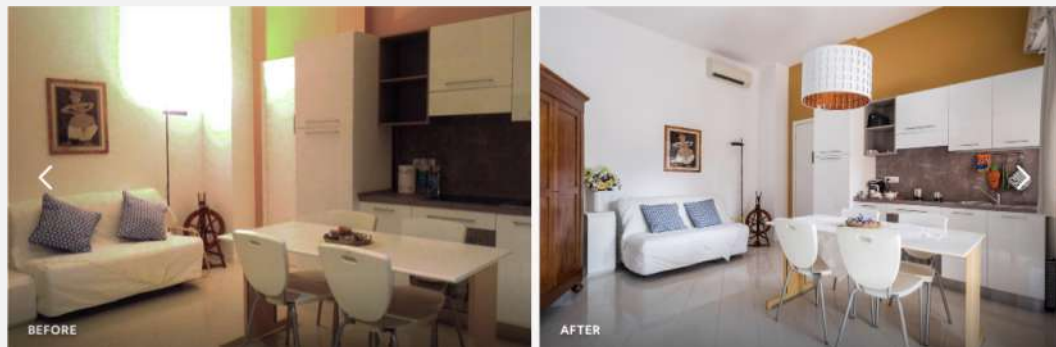
PRICING



- When starting, have a competitive price, easy and simple, check what is offered in your neighborhood and, if possible, beat the price of the similar listings that are your competing.
- Use the extra charge per person option, have a lower price for 1 person then gradually increase for added guests. Will make your pricing fairer.
- Opposite to the previous point, at some point you will figure out the perfect price for your listing. Try to keep high, to attract better guests and at the same time be competitive. There's an old Greek saying that roughly translates as: "Low prices attract the towel thieves"
- Start low. The lower (but fair) the price, the more bookings, the faster you register more trips, the faster you get reviews, the faster you look like a cool host on search results.
- Get your first 3 5-star reviews as fast as possible. Stars will appear in your listing after the first 3 trips. And it's nice to have 5 shiny stars next to your title. Start with reasonable standards. Cheap cleaning fee, friendly cancelation policy, loose house rules etc. Increase accordingly.
- Find a way to afford 1-night stays. Probably are not worth it as much as long stays but having your place available for one night will increase your impressions on search results, your reviews and your income.
- DON'T rely on Airbnb's price and discount recommendations. Check them but don't always follow them. I don't know what their criteria are but I've seen people whining that the suggestion is too low. It's a suggestion, ignore it and go on with your favorite price.
- We have always found the price Airbnb suggests to be significantly lower than the going rate. Their recommended pricing doesn't normally adjust with regard to upcoming events. If you are aware of yearly events that bring travelers, adjust your pricing manually to increase your profits.

PHOTOS

It is essential to have beautiful pictures! It makes a huge difference! By Airbnb, listings with professional photos tend to earn 40% more, get booked 24% more often, and can charge a 26% higher nightly price. These numbers are based on a 2016 study of more than 100,000 listings with and without professional photography. And numbers don't lie. So, you really need to get that professional photos! See the difference..



But of course, time is money. So if you don't want to lose time, there are some tips if you decide to shoot photos on your own..

- Light: make sure your photos are well lit; put lights on and open curtains; don't aim the camera at the window. Dark photos won't do your rooms justice.
- Probably the best time to shoot is before noon and early in the afternoon (depending on where you are on earth) but too much outside light will make your inside look dark. Keep the strongest light-source behind you when shooting and experiment away!
- Beds and sofas: smooth and tidy. If the bed doesn't look tidy, I don't book a property as I don't have faith in hosts to take care of other aspects of their listing.
- WC: put the seats and lids down!
- Tidy: and remove personal possessions from guests' spaces to make your rooms look welcoming.
- Extras: only put flowers and fruit etc. in photos if they're going to be there for every guest.
- Outside: include a photo of the outside of your building, unless you feel it compromises your security.
- General view: include a pic of your street or surroundings. Chose a time of day when the sun is shining on the scene, and your house isn't in the shade, and chose a time of year when the countryside looks green, if this applies.
- Views: I love to see what the view is from my room; label the photo to say which part of the property you get the view from.

PHOTOS

- Local attractions: say in your listing how far away this is. If you show a beach photo, for example, is this the beach that your listing says is 2 minutes away?
- Accuracy: obviously make sure your photos give an accurate picture of your listing, and update them as and when you make changes. Remove duplicates.
- Access: only include photos of spaces that guests have access to. It just leads to misunderstandings if you show a kitchen or sitting room to which they don't have access.
- Grouping: I like to see the interior shots first, then outside, then neighbourhood and attractions.
- The choice of the number one photo is personal and depends on what you think the wow factor of your listing is. I always fall for a good view from the veranda as the primary picture
- After lightly editing your pictures, you can go ahead and edit them heavily – or not? Everyone does it, you could too.
- A wide-angle lens and HDR effects will help.
- Fill in the pictures titles – have the potential guests spend more time on your listing. Check your main (first) picture, how it appears on multiple devices. It might be a great picture by its self but when cropped by the Airbnb layout it may appear worse. Manually crop it or change it. Also, I think 3:4 landscape ratio is the best for Airbnb, it appears well in most devices (except android app that allows portrait view 4:3) Label your photos: this is a chance to tell your guests a little more about your listing. Does the balcony belong to the Private Room? – Enough photos: Guests will want to see fewer photos if they are just staying the night, but more photos if they are planning to stay longer, or if they are coming out of their way to visit you, or if they are paying a lot of money for an up-market property. I've seen a post that suggests that you don't usually need more than about 20 photos.
- 8 Add a picture of a map of the area and one with subway/train/public transportation instructions – I found it's very helpful for the guests



CHAPTER 5

*Tips how to be the
best host*



05 Tips how to be the best host

OK, you've made it, your listing is up and running and now you are probably asking yourself, how to succeed and be the best host. And I got most of the answers for you, just keep reading..

RESPONSE NO MATTER WHAT

Regardless if it's an inquiry, spam, or a simple question, just reply. A simple "No" is adequate and not replying at all will affect your response rate and could stop you from getting Superhost status. Respond both on mobile and email. Instantly. Make it your habit.

GIVE NEW GUESTS A SHOT

Every guest has to start somewhere and at the beginning, this will mean no previous reviews. We all started somewhere. Give those guests a shot, but remember to ask them further questions.

Message them via Airbnb App asking politely "what are you coming for?", "is this your first Airbnb stay?", "What time are you planning to arrive?" or "who are you bringing with you?". These questions will get you a better feeling if the guest is good for your Airbnb.

HAVE YOUR NUMBER AVAILABLE

Almost everyone has a cell phone these days, but not everyone wants to pay the extra fees for service. One of my tips is to put your phone number and or address on a keyring.

If you don't use a smart lock then a keyring is the perfect spot. You may not feel comfortable adding your full address onto a keyring. I suggest only adding your phone number due to privacy and it normally fits nicely onto the ring.

USE A KEY-LESS LOCK PAD OR KEY-BOX

It is really good to use keyless entry. On numerous occasions, guests might lose keys, plus there is a security issue.

With a keyless pad, you are able to change the code whenever you want. It's a great option for any Airbnb property.

BECOME VERIFIED

A benefit for a guest becoming verified is the ability to instant-book if a host allows it. With host or guest verification, it gives your account credibility and you become trustworthy.

LEAVE YOUR GUESTS WITH EMERGENCY SUPPLIES

No matter what your situation is you want your guests to be protected. If you have a power outage then a flashlight is needed, if your place gets rain then provide an umbrella.

Your location will be new to most guests. The location and different kinds of food bring unknown dangers. Leave your guests with a first aid kit and Benadryl for allergies.

BE FLEXIBLE WITH CHECK-IN AND CHECK-OUT TIME

It is definitely tough to be flexible if you have same day guest turnovers.

Changing your bed sheets, cleaning the bathroom, and vacuuming takes time.

I am not saying let your guests check-in a day earlier or a day later is fine. If your Airbnb listing is prepared and ready, letting your guests store their luggage at your place or even checking in an hour early will go a long way.

05 *Tips how to be the best host*

SHARE A MEAL, STORY, COFFEE, OR DRINK WITH YOUR GUESTS

This really depends on what vibe you are getting off your guests and if you are living in the same property. Some guests want complete privacy, others would love to share stories and enjoy your company. This will change from guest to guest.

GREET YOUR GUESTS IF POSSIBLE

No matter where we travel, the first day is always stressful due to our new surroundings. If you do live at your place, greet your guests so they know who they are being hosted by and can feel at home faster.

GO ONE STEP FURTHER THAN YOUR COMPETITION

One of our favorite tips for Airbnb hosting. Leave a bottle of water per guest in the fridge and one beside their bed. Also have a fruit basket ready, it may bring many compliments.

Some other ideas are lending your gym membership or handwriting a personalized note for your guest. Whatever it is, your guests will feel welcomed.

DO NOT CANCEL RESERVATIONS

You are allowed to cancel up to three bookings a year, without penalties. Too many cancellations will hurt your Airbnb rating and stop you from receiving Superhost status.

On a side note, if you have a good reason for canceling after the third time, call Airbnb and they will most likely wave the penalty.

QUICK RESPONSES WINS OVER AIRBNB

Responding quickly is appreciated among guests trying to plan their vacation. A response rate within Airbnb means replying to any inquiry and is needed for Superhost status.

REACH SUPERHOST STATUS

Being at this status will put you higher up on Airbnb search results, which in return gets you more bookings and revenue. Every year maintaining your Superhost status you'll receive \$100 travel voucher, priority support, and a cool profile badge.

You are able to forfeit the travel voucher for Airbnbs professional photographers. With our tips for Airbnb hosting, achieving Superhost status isn't hard, you just have to be punctual.

ASK FOR A REVIEW

Contrary to most Airbnb host thoughts, asking for a review isn't bad. It's how you ask that can be bad. What works well for is messaging guests a few hours after they leave.

Hope they had a great stay with you and that their travel home is safe. Ask your guest for a favor and to give a review. Even ask for a 5-star review. Mention that it helps you get higher up on the Airbnb rankings and helps them with future hosts.

OFFER THEM A DRINK

Or leave them a bottle of wine in their room for when they arrive

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ALLOW INSTANT BOOKING FOR YOUR AIRBNB

Instant booking is where verified guests can book your place without you approving them. Guests can filter their searches for instant booking only which will increase the number of views your listing receives. Plus you get a cool thunder icon in the map view.

CHARGING STATION FOR ALL AIRBNB LIVING ROOMS

A charging station helps your guests manage all their device batteries at the same time in one location. Most of your guests will travel with at least a phone and some sort of tablet or laptop. Having a charging station is a small detail most Airbnb hosts neglect.

CLEANING

If you will run more places, it might be helpful to hire someone who will do all the cleaning for you. It will save you time and you will be able to focus on different things.

YOUR AIRBNB PROFILE

Make sure you got your Airbnb profile filled in. Put there some personal photo and some details and interesting things about yourself. You might mention where did you travel or what cuisine you like, it might help to create bond with potential guests.

SAVE THE RAINY DAYS

In case the weather will not be as nice as people would like it during their holidays, give them something to entertain them. Board games, Netflix access, books. They will surely appreciate it.

MAKE EVERYTHING ORGANISED AND CLEAR

There is nothing worst than endlessly looking for location of your Airbnb, or if you arrive at someones Airbnb, to be clueless, which room is yours, what are you allowed to use, where to find the toilet.. Make everything clear and simple. Put stickers everywhere, make maps or schemes. Your guest will appreciate it!



And that's it! If you made it through the whole e-book, I believe you will make a good host! I wish you many great guests and no problems!

Many thanks to all sources used, listed below:

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