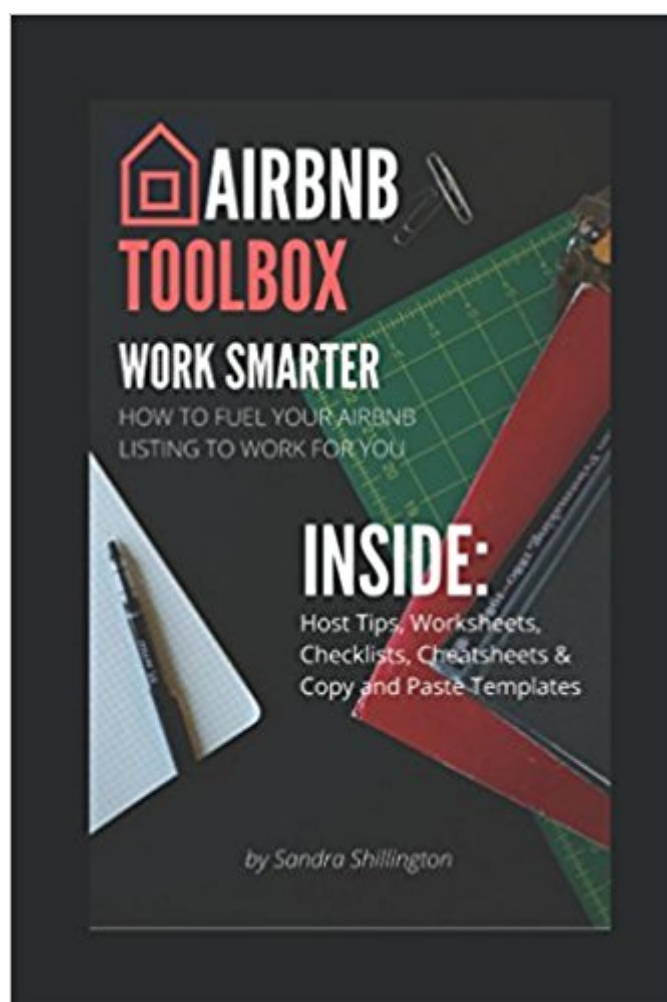


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# Airbnb Toolbox: How To Fuel Your Airbnb Listing To Work For You: A Workbook For Hosts: Includes Tips, Worksheets, Checklists & Templates (Airbnb Host How To Guides)





## Synopsis

**Airbnb for Smart Hosts (Not Airbnb For Dummies)** The Airbnb Toolbox<sup>®</sup> puts your Airbnb listing to work for you. Whether you are a new Airbnb Host, or you<sup>™</sup>re looking to take your vacation rental business to the next level, my Perfect Host System<sup>®</sup> will make the difference between average guest reviews and 5-star reviews. As a profitable Airbnb Host since 2013, I<sup>™</sup>ve compiled everything I've learned along the way that will save you time and avoid the costly mistakes of learning by trial and error. Whether it's a real estate rental property or a spare room, this will set you up for success. You'll get checklists, cheat sheets, and copy/paste templates to make it happen.

**Learn Airbnb Secrets for Success With Practical Tips, Worksheets+Templates** Exclusive access to my private Library of Templates on [airbnbttoolbox.com](http://airbnbttoolbox.com). Download copy/paste files such as messages I send to my guests, my rental contract, A House Manual template, Supplies Checklist + other secrets that have helped me run my successful Airbnb business. Maximize your bookings, increase your Airbnb listing rank, and reduce the amount of time you spend managing your Airbnb business. I share easy ways that I use to build 5 Star Reviews and simple ways to solve common host problems.

**Cash in On The Airbnb Story and the Sharing Economy** The Airbnb story and the sharing economy has created money making opportunities for almost anyone. Founded by Joe Gebbia and Brian Chesky in 2008, Airbnb now has more than half a million listings in over 190 countries. However, with the popularity of Airbnb, there is a lot of competition. That means you must succeed at getting your property in the mind<sup>™</sup>s eye of travelers, or they<sup>™</sup>ll move on to the next one. After your quality photos, your listing title and description must tell and sell. This workbook walks you through a specific way to write your profile, title, and description. When you're finished, you'll have a completed listing description that will set you up for success. A You'll learn about:

- How to win over travelers through an engaging profile and an inspiring listing description.
- Establishing House Rules.
- Determining your nightly rate to maximize your profit.
- How to optimize your listing on Airbnb.
- Staging and preparing your space.
- Enhancing your guests<sup>™</sup> experience.
- Writing a Welcome Book.
- Greeting your guests.
- Saying goodbye to your guests.
- How to generate predictable positive reviews.
- A Efficient housecleaning and changeover recommendations.
- Managing your schedule to maximize time.
- Identifying people to assist you.

**What<sup>™</sup>s Your Time Worth to You?** The Perfect Host System<sup>®</sup>, provides strategies to manage your time and put your real estate investment to work for you, instead of trading your time for money. It puts it on autopilot so you stay organized and ahead of everyday tasks.

**Become a Five Star Airbnb Host** Learn simple strategies to help A manage A guest reviews and minimize negative reviews. A Join the Ranks of Airbnb Hosts Earning Passive Income from Their Homes or Real Estate Investments

**Airbnb and the home sharing**

economy leads people to wealth through their home. It's allowed real estate investors to maximize property income through short-term rentals. This guide is for you if you're: A new Airbnb Host

## Book Information

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## Customer Reviews

"Sandra is truly an experienced Airbnb host! She has thought of everything. If you are new to hosting and especially if you want a "plug and play" system without having to do much research...this is the book for you!"- Kris

Sandra Shillington has been successfully hosting on Airbnb since 2013. Through her own personal experience, she has learned the ins and outs of what it takes to succeed on Airbnb, and the common pitfalls many people encounter when hosting on Airbnb. This led her to develop the Perfect Host System in order to streamline the many responsibilities of an Airbnb host. She uses this system every day. It's not something she has simply researched and only written about. She personally manages her own vacation rental properties. In this book, she shares the best ways she's learned to manage vacation rentals without hiring a property manager. Sandra has a BS in Business Administration from Pepperdine University.

This is a "MUST READ" reference book for anyone who is considering hosting an Airbnb rental or has one already and wants to build their knowledge base. The beauty of it is it is written by

someone who owns and runs an Airbnb rental biz successfully and is a writer of workbooks. She has put together a super useful and easy to understand reference tool. It's full of great advice and resources that anyone can use to learn how to optimize their income from Airbnb rentals. I can't wait to start implementing her ideas. There are so many, I'm not sure which ones I want to start first. Can't recommend it highly enough.

True insider's knowledge!

Valuable information for making your AIRBNB a success!

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