

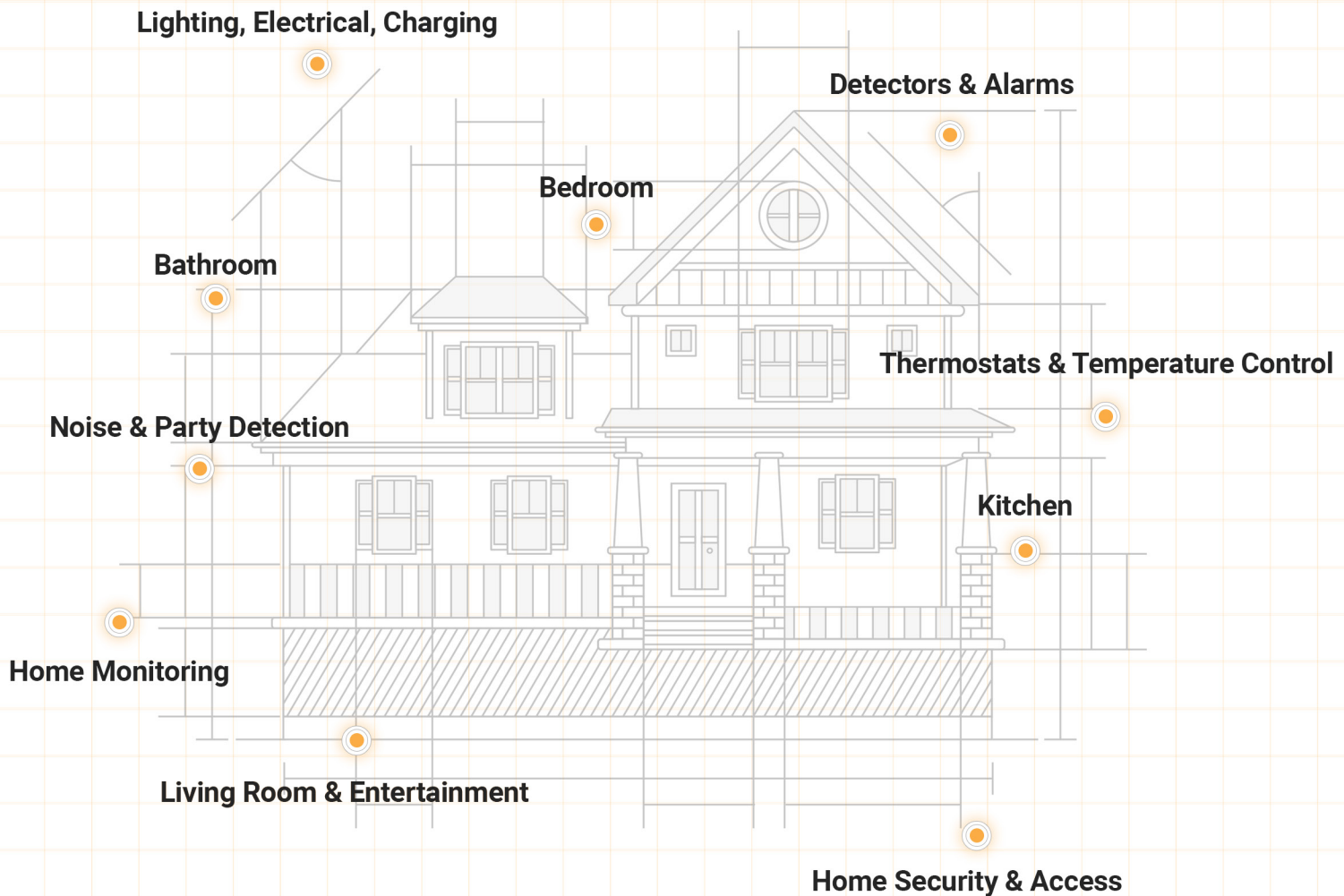


# GuestBook

## The Short-Term Rental, Smart Home Blueprint

A Host's Guide To Smart Devices For Your Rental Properties

Endorsed By:



Disclaimer: This is for educational and informational purposes. This document is in no way an endorsement of any product or brand showcased. We do not guarantee the accuracy or effectiveness of any of these products and encourage all hosts to perform their own independent research before making any purchase. Please refer all product questions to their respective manufacturers.



[www.useguestbook.com](http://www.useguestbook.com)



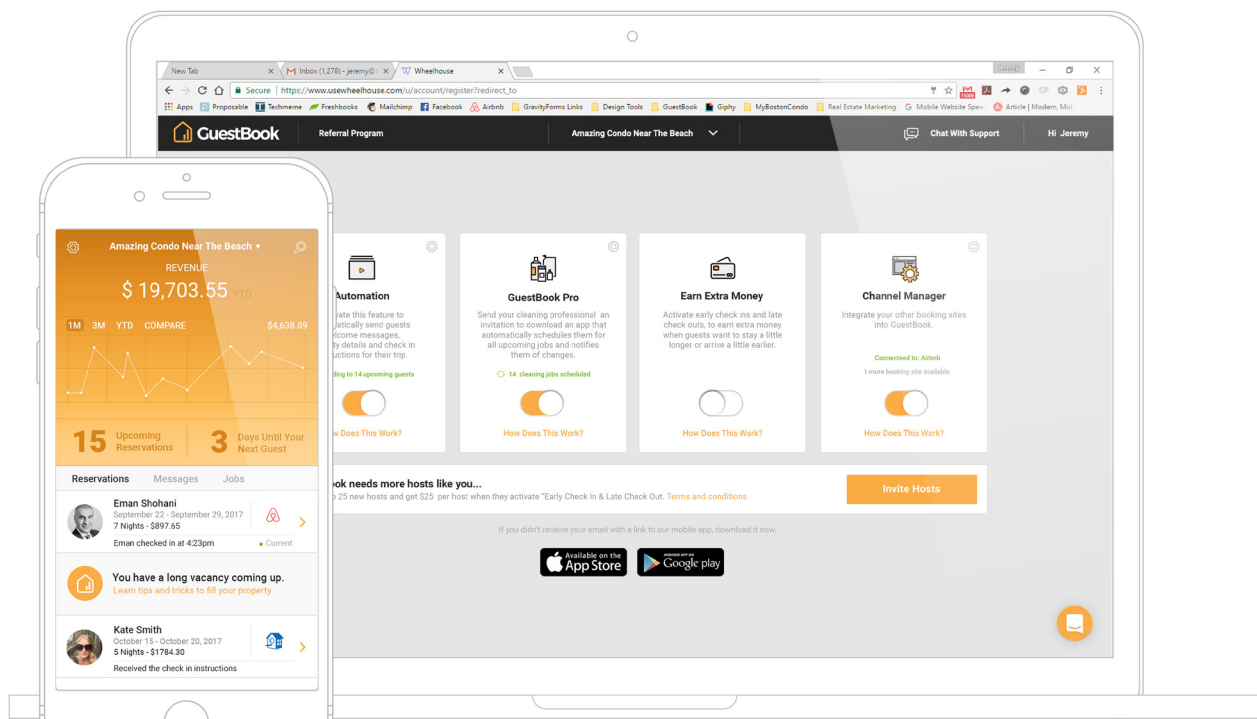
GuestBook is the only hospitality enablement platform on the market that empowers hosts to better manage their properties and reservations, supports turnover and maintenance operations, and provides guests and travelers with a world-class experience every time, in a fully integrated solution.

## With A GuestBook account you can...

- ✓ Earn extra money by offering guests early check ins or late check outs for a fee.
- ✓ Automatically deliver property information and check in instructions to every guest.
- ✓ Get a full view of all upcoming reservations and which booking sites they're coming from.
- ✓ Stay on top of important events and updates about your property and guests.

Get Started For Free

Learn How It Works





# Home Security & Access

The right combination of home security and access control can help with automated check ins and check outs, and make it easy for your cleaning professionals to turn over your property. It can also assist with issues arising from rowdy guests who abuse your home and provide critical assistance when resolving disputes.

## - Smart Locks -



Give keyless entry to family, friends, housekeepers and others without worrying about lost or copied keys. Control and monitor your door from anywhere.

[View More Info](#)

Open your world with the latest Touch-to-Open™ Kevo smart lock, powered by your smartphone and Bluetooth®. Fumbling with your keys is now a thing of the past.

[View More Info](#)

Yale Real Living® Assure Locks®, the next generation of electronic residential locks from Yale, provide versatility and convenient access. Lose Your Keys. For Good.®

[View More Info](#)

The Schlage Sense Smart Deadbolt makes daily life easier and more convenient. Enter an access code on the touchscreen to unlock the door instead of searching your pockets for keys.

[View More Info](#)

Make your home a smart home with Vivint's complete security and automation solutions.

[View More Info](#)

The WiFi-enabled RemoteLock is perfect for vacation rental property, Airbnb or office use.

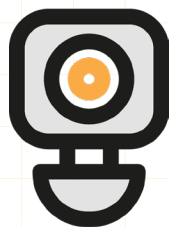
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The Danalock V3 evolution is based on the feedback from devoted customers and the latest development in data security and smart home technology.

[View More Info](#)

UltraLoq UL3 BT smart lever lock is designed to be "Real Keyless" for maximum flexibility and convenience. You are free to use fingerprint, code, key or smartphone to unlock.

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# Surveillance & Monitoring

The right combination of home security and access control can help with automated check ins and check outs, and make it easy for your cleaning professionals to turn over your property. It can also assist with issues arising from rowdy guests who abuse your home and provide critical assistance when resolving disputes.

## - Security Cameras & Video Doorbells -

nest



The Nest Cam Indoor security camera is designed to help you look after your home and family – even when you're away.

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iVideon



Oco is easy to use HD WiFi home monitoring camera with Cloud Recording for monitoring everything you care about.

[View More Info](#)

ring



Get instant alerts when visitors press your Doorbell or trigger the built-in motion sensors. Then use the free Ring app to see, hear and speak to guests from your smartphone, tablet or PC

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WYZE



WyzeCam automatically records a 10-15 second alert video when it detects motion or sounds. Videos are securely uploaded to the AWS Cloud via end-to-end encryption and are accessible for 14 days

[View More Info](#)

eugust



Make your home a smart home with Vivint's complete security and automation solutions.

[View More Info](#)

vivint.SmartHome™



Vivint Doorbell Camera brings elegant design, understated form, and high-tech function to your entryway.

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# Thermostats & Temperature Control

Having a controlled environment can be an essential part of your guests' comfort. Especially in regions where temperatures can rise and fall to extremes (hot or cold). But, giving your guests full range of your thermostat can often result in huge energy consumption and rising costs. Smart thermostats are a great way to keep your place at a reasonable temperature, turn off the heating and air conditioning while your rental is vacant, and turn it back on in advance of your guests' arrival to ensure they are immediately comfortable when they arrive.

These devices are often responsible for huge energy cost savings.

nest



The Nest Learning Thermostat is the first thermostat to get ENERGY STAR certified. It learns what temperature you like and builds a schedule around yours.

[View More Info](#)

ecobee



More than a smart thermostat. With a room sensor and built-in Amazon Alexa Voice Service, it's your answer to a smarter home.

[View More Info](#)

Honeywell | Your Home  
THE POWER OF CONNECTED



The Lyric T5 WiFi Thermostat allows you to take comfort knowing your home temperature will always be just how you like it. It's easy to install and use and conveniently fits in with your lifestyle.

[View More Info](#)

iDevices



Ensure comfort and control with the iDevices Thermostat. Use dynamic scheduling to save money on energy costs and improve your home's efficiency. The iDevices Thermostat is compatible with most heating and cooling systems and is designed to fit the aesthetics of any home with its standard size, shape and modern look.

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# Noise & Party Detection

Nothing can be more costly to your hosting than disruptive guests, who throw unauthorized parties, trash your property and disturb your neighbors. In fact many cities and towns looking to ban rental services from operating in their neighborhoods are citing elevated levels of disturbances and quality of life for the full-time residents as a justification for their bans. Aside from this, parties can ruin your property, create bad relationships with your neighbors, and even lead to serious legal trouble.



Our in-home sensor counts the number of mobile devices within your detection range and alerts you if the number goes above your limit. It's privacy-friendly and designed for detached homes.

[View More Info](#)



Roomonitor Sound Alarm is a device that allows you to be aware of the noise levels in your short term rentals all day, every day, thus avoiding any problems with neighbors or other tenants.

[View More Info](#)



Point is the complete home alarm in a single device. It lets you know if something is wrong at home—so you can relax when you are away.

[View More Info](#)



NoiseAware is a noise protection service for short term and vacation rentals. The only way to prevent a noise complaint is through proactive incident management. NoiseAware ensures that you are the first to know of noise violations at your properties, not the last to find out. Think of NoiseAware as a smoke detector for noise.

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[Learn How It Works](#)



# Kitchen

Of course, if you're renting an entire home, or even a shared room with access to the kitchen for your guests, it's important to have a kitchen stocked with some basics: In the kitchen, a cutting board; a few wine glasses, a few tea cups; four plates, four glasses, four bowls, four forks, four knives; and three spoons. Cookware is also good to provide, especially for guests who are staying longer than just a couple of days and want to cook their meals. If you want to take it to next level, here are a couple of cool gadgets to step up your kitchen game. And while you may or may not be able to charge more per night, some of these items will certainly provide a "wow factor" that might make it into a review.

**SAMSUNG**



Make the kitchen the center of your home. Family Hub 2.0 helps you manage your home and your life, with Food Management, Family Connection and Entertainment capabilities

[View More Info](#)

**LG**



InstaView™ Door-in-Door® refrigerators have a sleek glass panel that allows you to see inside the easy access door without letting the cold air out.

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**GeniCan**  
there really your shopping list



Barcode scanning and voice recognition directly on your bin to help you save time and money. It's your grocery list made easy.

[View More Info](#)

**CROCK·POT**



The Crock-Pot® Smart Slow Cooker is WeMo® enabled and works with your smart device to let you conveniently adjust cook settings... from virtually anywhere.

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**MELLOW**



Mellow is the first sous-vide machine designed around a busy home cook's day: it combines the technology to make jaw-dropping food with a 30-second setup, an in-app assistant chef, and built-in refrigeration.

[View More Info](#)

**vacuvita**



Looking for a fun fresh way to store food on your kitchen counter-top? Welcome to the Vacuvita Home Base.

[View More Info](#)

**BRITA infinity**



The Brita Infinity Smart Water Pitcher is a WiFi enable pitcher that tracks usage, check filter quality, and automatically orders its own replacement filters through Amazon Dash Replacement.

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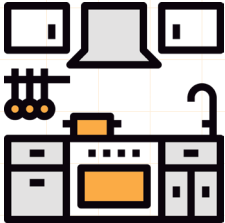
**smarter**



An essential for all coffee-lovers, the Smarter Coffee - 2nd Generation is a simple and convenient addition to the home, ensuring an enriched brew every time.

[View More Info](#)

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# Kitchen

- Kitchen Continued -

**June**



June's functions include convection bake, roast, broil, toast, reheat, keep warm and slow cook. Free over the air software updates ensure June keeps improving.

[View More Info](#)

**amazon dash**  
BUTTON



All new Amazon Dash Wand with Alexa helps you find recipes, convert cups to ounces, buy and reorder essentials, find nearby restaurants and more. Say it or scan a barcode. It's added to your shopping cart.

[View More Info](#)

**Opal**  
nugget ice



Opal makes the chewable, crunchable, flavor-saving nugget ice you love. The Opal is an affordable, portable nugget ice maker for your home.

[View More Info](#)

**iFAVINE**



iSommelier has a molecular air filtration system producing 90% pure oxygen which is then passed through the body of the wine.

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Hi, you're arriving soon! I'm excited for you to stay at my place. Instructions on how to check in can be found here:  
<http://bit.ly/2y8zxie>

11:03 AM Oct 18, 2017 - Via Airbnb



#### Check In & Arrival Instructions

Location, Directions, Property Access, Parking



#### Discover your area

Discover the area around your rental



#### Transportation

Get to and from your rental with ease



#### Property Details & Information

WiFi, Entertainment System, Room By Room Details



#### Check Out & Departure Instructions

Check Out Procedures



**Travlr**

We're so excited. The check in instructions are really easy to follow and since we're flying in early, I purchased an Early Check in for 11AM. What a great offering. :)

11:03 AM Oct 18, 2017 - Via Airbnb

## The Travlr App For Your Guests

For hosts who activate Automation from their dashboard, a beautiful mobile app that delivers your hospitality offering to your guests before, during and after their trip is distributed.

With access to logistics such as easy transportation options, conveniences, (up-sells that help you earn more money), discovery tools and a world of helpful information about your property, your guests will definitely give you a great review, and most importantly have a world-class experience.

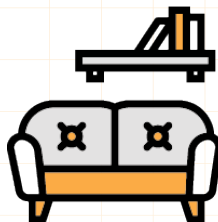
[See how Travlr levels-up your hospitality offering](#)

[Get Started For Free](#)

[Learn How It Works](#)







# Living Room & Entertainment

Nothing provide more excitement (other than being on vacation and seeing new sites) than a great entertainment center. Depending on where your rental is located, you guests may want to stay in, or come home to a solid sound system, great TV choices and other cool gadgets to wind down after a day of tourism and / or activity.

Google



Google Home is a powerful speaker and voice Assistant. Play your music. Call your friends. Ask it questions. Control your home. It's your own Google, always ready to help.

[View More Info](#)

amazon echo



Echo and other Alexa devices let you instantly connect to Alexa to play music, control your smart home, get information, news, weather, and more using just your voice.

[View More Info](#)

Apple tv



Apple TV 4K lets you watch movies and shows in amazing 4K HDR quality. Streams live sports and news. And has great content from apps like Amazon Prime Video, Hulu, ESPN, and Netflix.

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SAMSUNG



Stream TV, movies, games, apps, social media and more. Find what you want fast with your favorites panel. Learn more about the Samsung Smart TV.

[View More Info](#)

SAMSUNG



Connect wirelessly with a wide range of smart devices and make them work together.

[View More Info](#)

Roku



Roku provides the simplest way to stream entertainment to your TV. On your terms. With thousands of available channels to choose from.

[View More Info](#)

SONOS



A perfect wireless speaker for any room in your home. Bedroom. Kitchen. Living room or bathroom. If you have a room, there's a Sonos wireless speaker that will sound great in it.

[View More Info](#)

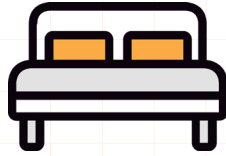
PRIZM



Prizm is a new kind of music player you can plug to any speakers. By considering who is in the room, what their music preferences are and the current mood, Prizm always knows what track to play on your hi-fi.

[View More Info](#)

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# Bedroom

After an active day, your guests will be looking for somewhere cozy and comfortable to wind down and recharge. Both themselves and their devices. Here are some excellent options to help them get a good night of sleep, and possibly track their REM patterns while they're in dreamland.

**dyson**



The Dyson Pure Hot + Cool heats, cools, and helps purify the air to create a comfortable environment year round.

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You can easily charge your smartphone wirelessly. If your phone supports wireless charging, place it on the charging pad. If not, you will need to purchase a wireless charging cover.

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Inside the drawer is a removable insert to help you to organize all your small items.

[View More Info](#)



ZEEQ Smart Pillow combines personal audio sound, sleep tracking and snoring solution technology for the most soothing, restful night of sleep possible.

[View More Info](#)



ELEGANT, POWERFUL AND INTUITIVE, HAIKU FANS DON'T SPIN. THE WORLD REVOLVES AROUND THEM.

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Enjoy peace of mind knowing that your mattress is protected from spills, dust mites and most allergens. Our premium mattress protectors are of the highest quality ensuring they'll be with you for a full 15 years.

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The Withings Aura is a premium sleep technology product that's well designed, solidly engineered, and offers an impressive list of features and functions to satisfy the needs of the most ardent sleep junkie.

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BEDDI is your ultimate bedside concierge. Now you can sleep well every night with soothing white noise while your phone and tablet are charging, traffic reports.

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# Bathroom

Cleaning up, getting ready for a big night out, or doing “your business” the bathroom in your rental property will get a log of usage from your guests. It’s also a source of bad reviews for not being clean to “hotel standards”. Not only can smart gadgets improve the experience for your guests, they can also help you save money on resource consumption.

ÖVE



The Öve Smart Toilet is easily one of the smartest toilets around! Apart from being totally self cleaning, this toilet also offers automatic deodorization, user cleaning and drying!

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Withings™  
Part of Nokia



Full body composition analysis: Monitors weight (kg, lb., st lb.), body fat & water percentage, plus muscle & bone mass. Every weigh-in appears in the Nokia Health Mate app automatically via WiFi

[View More Info](#)

ad notam®  
HIDDEN TECHNOLOGIES



Smart Mirror – it is more than a bathroom mirror. Smart Mirror is an intelligent mirror, a networked mirror, optionally with lighting. A magical mirror. A mirror with sound.

[View More Info](#)

towelspa



Indulge yourself in the spa-like warmth of a heated towel. The Towel Spa® spa warmer heats up to two 70" x 40" bath towels, socks, even blankets.

[View More Info](#)

KOHLER®



The Moxie showerhead + wireless speaker delivers up to 7 hours of music, news and more by pairing wirelessly with your device enabled with Bluetooth® technology. Just you + water + clean, ...

[View More Info](#)

amphiro



Displays energy consumption, energy efficiency class, water temperature and water consumption

[View More Info](#)

SoundBot®



High definition Bluetooth 3.0 audio wireless connectivity with seamless streaming and 6 hours of playtime Universal compatibility with Android and iPhone tablets, smartphones, iPods, MP3, MP4 and other Bluetooth enabled digital players

[View More Info](#)

nebia



The Nebia Spa Shower envelops you in warm steam and spray. With ten precision-tuned nozzles that atomize water, Nebia delivers millions of microdrops to hydrate your skin.

[View More Info](#)

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# Lighting, Electrical, Charging

Want to step up your hospitality game? Have a light on when late arriving guests check in. Want to save money on electricity? Make sure you can shut the lights off after your guests check out. Even if you're not on the premises. In between, let your guests have some fun with these connected lights, and convenient chargers to keep their own smart devices full.



Makes your Room and Everything in it Look Better. Learn More about Noon Home! App-Controlled Lighting · Customized Lighting · Works with Existing Bulbs · One-Touch Control Products: Starter Kit, Room Director, Extension Switch, Wall Plates

[View More Info](#)

**PHILIPS**



Automate your lighting experience with Philips Hue and control your lights from home or away. Create light schedules from the Philips Hue App and never come home to a dark house.

[View More Info](#)



Have fun with friends or simply relax by setting the mood with both music & light. Now you can stream your music to your StrimLIGHT anywhere a lamp is available.

[View More Info](#)



Connect the LB110 to your home WiFi network and control it from anywhere using the Kasa app. Kasa lets you manage your lights with your smartphone or tablet.

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**geeni**



Control any plug in device from anywhere and keep an eye on your device's energy usage using the Geeni app (iOS 8 or higher/Android 4.1 or higher)

[View More Info](#)

**amysen**



Wireless Charging: This wireless charger utilizes Qi inductive charging technology to works for all Qi standard devices. No cables needed, just place devices on the charger pad and you can enjoy the cable-free convenience.

[View More Info](#)

**BESTTEN**



One-stop charging station: 4 USB ports and 3 AC outlets with dual slide-out smartphone holders 4 high-speed USB ports (4.2A shared), each port supplies up to 2.4A charging current for tablets, smartphones and other devices.

[View More Info](#)

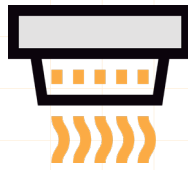
**Qualcomm**  
Quick Charge 4+



8 in 1 USB charger : Allows charging up to 8 devices simultaneously. Automatic recognize your device and match the maximum charging current, provide the fastest possible charge up to 2.4 amps max or 8 amps overall.

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# Detectors & Alarms

Of course the safety of your guests should be one of your primary concerns, but you also want to know what's happening at your property. Having a connected smoke detector or smart alarm system will protect your guests, keep you aware of what's happening, and most importantly, secure your property in between reservations.

nest



The Nest Protect smoke and CO alarm looks for both fast and slow burning fires. It can alert your phone and tell you where the danger is. And it lets you hush a false alarm with your phone.

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halo  
SMART LABS



Halo combines six different sensors work together to help identify real fires while reducing false alarms and giving greater peace of mind. If Halo senses a problem, a voice alert will instantly tell you what's wrong, a ring of light illuminates and you'll get an alert on your phone.

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SKYLINK® Wireless Control Everywhere!  
Since 1990



It's a smarter, more affordable home alarm system for everyone. Remotely arm and disarm the alarm system, with the free SkylinkNet App. If a sensor is triggered you can be automatically informed with a push notification on your smartphone.

[View More Info](#)

**First Alert**



WiFi Smoke and Carbon Monoxide Alarm is HomeKit-enabled to send notifications to your Apple device (requires iOS 9.0 or later)

[View More Info](#)

abode



abode is a beautiful, easy to install, professional-grade security solution without the hassles of conventional security systems. The starter kit includes everything you need to get up and running.

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SimpliSafe®



Smaller. Faster. Stronger. Meet the All New SimpliSafe. Half the size with double the range. Fifty percent louder and five times faster. Loaded with all-new safeguards. Introducing the most powerful SimpliSafe ever.

[View More Info](#)

LiveWatch



LiveWatch stands above the crowd with more than a decade of experience in delivering innovative alarm services and automation technologies. LiveWatch is trusted by tens-of-thousands of loyal customers in all 50 states.

[View More Info](#)

roost



The Roost RSA-400 Smart Smoke Alarm is a WiFi-connected smoke and fire alarm that upgrades the safety and convenience of your home. You can get smartphone alerts if your alarm sounds...

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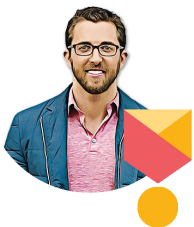
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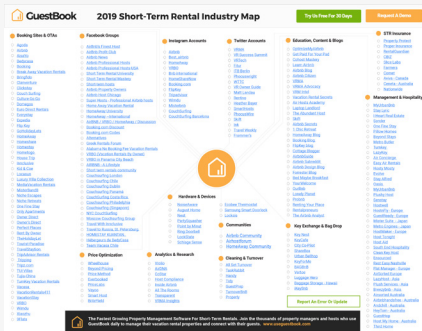


optimize  
myAirbnb.com  
SUPERCHARGE YOUR LISTING

OptimizeMyAirbnb.com is where the best Airbnb hosts go for the best information on how to rank high in search and continually make their Airbnb business more efficient.

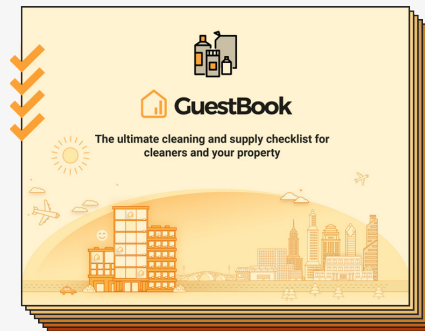
[www.OptimizeMyAirbnb.com](http://www.OptimizeMyAirbnb.com)

# More Great Resources



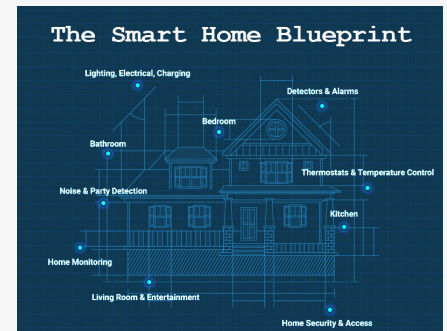
## The 2019 Short-Term Rental Industry Map

GuestBook has updated our 3rd annual short-term rental industry map with the most up to date look at the industry. 13 Categories, 248 Live Links Including: Booking Sites, Instagram Accounts, Twitter Accounts Industry Blogs, Facebook Groups, Services and more...



## The Ultimate Cleaning Checklist

Stop getting bad reviews about your cleaning. This fully loaded checklist will ensure that you get a consistent and thorough clean every single time. All rooms, 56 cleaning items, 26 supply suggestions.



## The Connected Smart Home Blueprint

There are thousands of smart devices out there these days. Choosing the right combination of products for your rental can be challenging. However, the right selection can give you the freedom to move about your life.



## The Perfect Welcome Letter Template

A simple, informative and welcoming letter and / or email could make all the difference to a first-time guest. Let them know you're expecting them and give them all the rules and instructions for your property.



## Global Short-Term Rental Regulations

Want to know which countries, states, cities and local municipalities have short-term rental regulations?

Use our interactive map to zoom in on any area around the world where a pin is located and click on it to learn more about a specific location and local news updates. This map updates regularly.



## Case Study: How Susan Bisnoff from HostyMosty uses GuestBook to run her property management business.

Introducing HostyMosty, a full service vacation property management company. HostyMosty takes the pressure off busy people like you to manage the multiple bookings that you should anticipate.