

MERIT BADGE PROPERTY MANAGEMENT

Short Term Rental Essentials Checklist

Guests looking to book a short term rental want to experience “home away from home”. Proper Airbnb/VRBO set up will help you **earn more** and maintain Superhost status on Airbnb. To rank well on each platform, you need to include as many amenities as possible (hint: If the platform lists an amenity, consider providing it to guests).

This basic Checklist should help you get started, for more guidance consider reaching out to me for a free consultation.

Merit Badge Property Management is the best short term rental management and co-hosting company that provides full service management. This means you can sit back and collect the check each month, not worrying about the day to day operations. We specialize in team building and have a wide network of professional vendors to run your Short Term Rental seamlessly, with services being provided in the Poconos PA, Northern New York, Central New York and the Southern Tier.

For any investor interested in short-term rentals, we're offering free market analysis, whether or not they decide to partner with Merit Badge.

FREE Market Analysis: Find the earning potential of short-term rentals with our advanced software, projecting revenue based on comprehensive market and hotel data. You will receive a PDF with revenue projections as well as highlighting the tax advantages of investing in STRs.

For more detailed questions on Airbnb setup, design and management, email us at MeritBadgeMGMT@gmail.com

Call/text with any questions: 315-965-5022

You can follow me on all social platforms @meritbadgeMGMT

Airbnb Furnishing 101

Living room

- Fast Wifi
- Wall mounted Roku TV (easy to use, cheap replacement remotes)
- End tables
- Books/Magazines
- Lamps
- Throw blanket
- Coasters

Bathroom

- Bath towels and washcloths (2 per guest)
- Toilet paper
- Feminine products
- Cotton Swabs
- Soap, shampoo, body wash
- Wall mounted shampoo dispenser - A wall mounted dispenser which is more cost effective than mini bottles. Mini bottles also get stolen.
- Hairdryer
- Bathmat
- Extra hooks for towels

Kitchen

- Water bottles
- Tea & coffee
- Tea kettle
- Keurig or drip coffee maker
- Sugar
- Salt & pepper
- Pots & pans
- Dishes
- Glasses
- Wine glasses
- Cooking oil
- Paper towels
- Cleaning supplies (all-purpose cleaner, dishwashing liquid, disinfectant, bleach, etc.)
- Garbage can
- Garbage bags
- Cooking Utensils
- Silverware
- Oven mitts
- Can opener

- Wine/beer opener
- Sponges

Bed rooms

- USB bedside lamp
- Luggage racks
- Bed linen and pillows, X2 per bed for turnovers
- Hooks and hangers
- Alarm clock
- End tables by every bed
- Full length mirror
- Extra quilts, X1 extra per bed

Extras

- Outdoor games (Corn hole toss, giant Connect four, Chess)
- Fire pit area with string lights
- Disposable slippers and bathrobes
- Clothing rack
- Iron and ironing board
- Adaptors
- Welcome baskets (We don't recommend alcoholic beverages)
- Dry food items such as canned foods, ramen, instant meals etc
- Oscillating Fans
- Fully stocked Children's Items
 - High Chair
 - Pack n Play and sheets
 - Plastic dinnerware
 - Kid toys and books
 - Outlet covers

For a free consultation on high ROI amenities and decor, call or email today!

