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# Top Seven Tools For Airbnb Hosts

**Save time, improve your listing, increase your revenue**

By Jasper Ribbers - [www.getpaidforyourpad.com](http://www.getpaidforyourpad.com).

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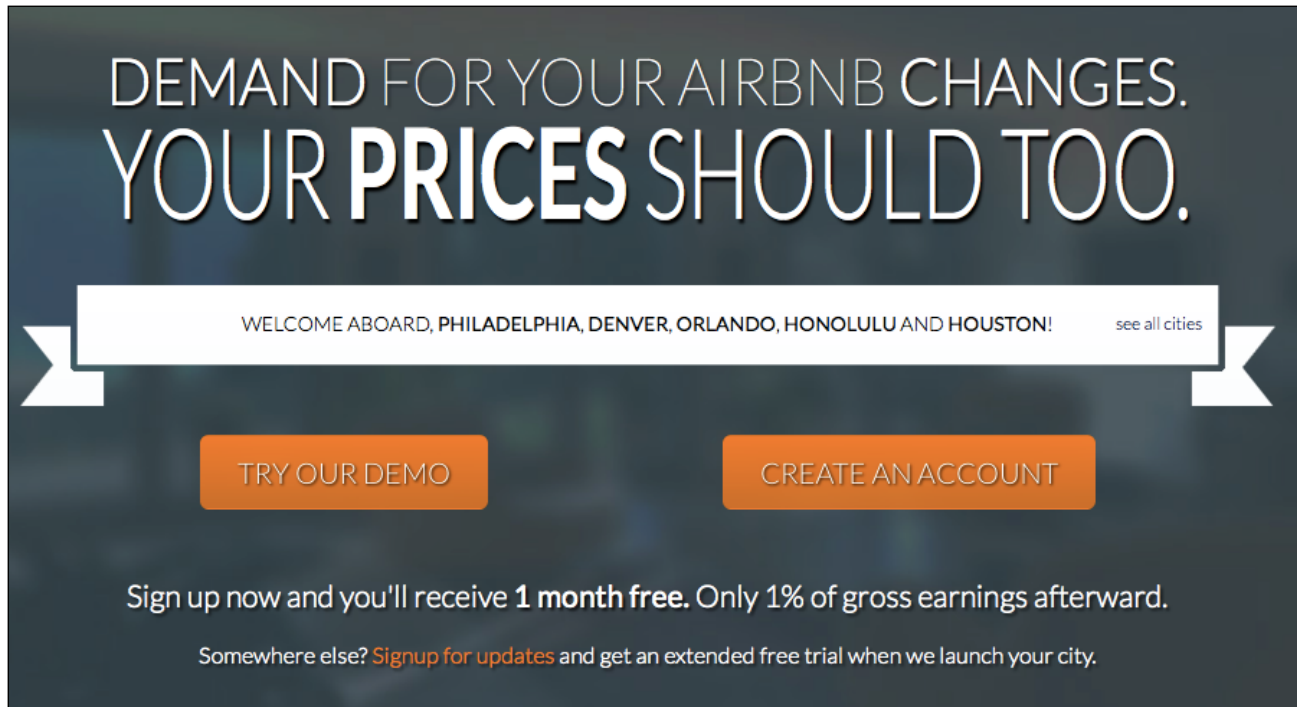


Note: This is not an Airbnb listing, I just like the picture.

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## Everbooked: Automated Pricing

Everbooked is an automated pricing engine for your Airbnb property. They use the power of big data and predictive analytics to figure out the optimal price for your listing, each and every night. Hotels have had this technology for years — and now, so do you.

A dark blue banner with white text. The main headline reads "DEMAND FOR YOUR AIRBNB CHANGES. YOUR PRICES SHOULD TOO." Below this is a white ribbon containing the text "WELCOME ABOARD, PHILADELPHIA, DENVER, ORLANDO, HONOLULU AND HOUSTON!" and a link "see all cities". Two orange buttons are positioned below the ribbon: "TRY OUR DEMO" on the left and "CREATE AN ACCOUNT" on the right. At the bottom of the banner, there is a promotional message: "Sign up now and you'll receive 1 month free. Only 1% of gross earnings afterward." and a smaller line of text: "Somewhere else? [Signup for updates](#) and get an extended free trial when we launch your city."

Everbooked connects directly to your Airbnb calendar and updates prices every day according to demand. Not only will this improve your revenue, it will also save you time and help your listing's search rank as an updated calendar is one of the factors Airbnb uses to determine which listings to show to users. You are always in control though, as you can override the algorithm and set your own prices for certain days if you wish.

**Cost:** 1 % of the revenue of your listing

**Available:** Most US cities (internationally soon)

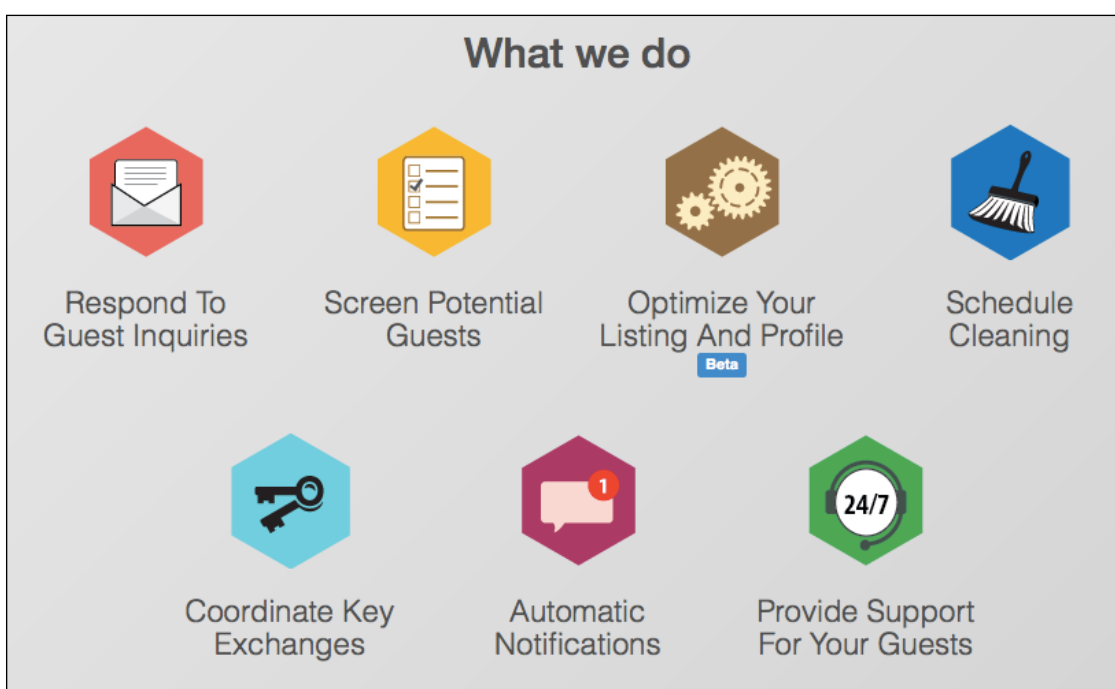
**Special offer:** [Sign up for Everbooked now](#) and get the first 90 days for free with no obligation to extend!

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## Guesty: Your Personal Airbnb Assistant

If you don't have time to manage your listing, Guesty is for you. They can take over the complete management of your listing, including responding to inquiries, improve your listing and profile, schedule cleanings, coordinate key exchanges and more. They can even help you price your listing more optimally so you will make more money from your listing.

Guesty responds to all your messages within one hour, which means that your response rate and response time will be perfect. This helps improve the position of your listing in the search results, as Airbnb loves responsive hosts. You can also opt to only have Guesty



respond if you don't respond yourself within one hour. Sort of a back-up service, really useful if you're temporarily not able to respond yourself, if you are traveling for example.

**Cost:** 3% of your listing's revenue

**Available:** Worldwide

**Special offer:** You can try Guesty 14 days for free to decide if it's for you or not. Sign-up now to take advantage of this offer or simply use referral code GPFYP when you sign up.

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## Nest: Save On Your Energy Bill

Nest Labs, now owned by Google, is a company that develops “smart” home automation products. The company’s most notable invention is the ex-Apple engineer designed Nest Thermostat – which programs itself to set optimal temperatures, saving energy for homeowners by up to 20 percent per month.

Airbnb hosts who are often away and not able to monitor temperatures at home can use the Nest to monitor and control the climate at home to make sure that guests are warm enough or not using too much energy.



Use the Nest app to connect to your thermostat from a phone. Getting in early? Change the temperature miles from home.

**Cost:** \$249

**Available:** Worldwide

**More info:** <https://nest.com>

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## Lockitron: Keyless Entry Device

Lockitron is a “smart” keyless entry device for your home, controlled by any mobile device – the user simply sends a text message command or uses the Lockitron app to lock/unlock their door. It also features proximity-sensed keyless entry using Bluetooth to communicate between your phone and the lock.



If you can't afford a bellhop or doorman service, Lockitron is a great alternative for Airbnb hosts who can't let their guests inside due to being away or at work.

Lockitron doesn't work on all doors, [see this article](#) to figure out if your door is compatible or not.

**Cost:** \$99

**Available:** Worldwide

**More info:** <https://lockitron.com>

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## Beyond Pricing: Automated Pricing

Pricing is the most challenging aspect of running an Airbnb listing. Fortunately, there is now a perfect solution for this problem: Beyond Pricing. This application calculates the optimal price for each day in your calendar, based on the following criteria:

- Historic performance of your listing
- Performance of nearby listings
- Daily demand (based on hotel prices, flight data, and conferences)



The best thing is, the app connects to your calendar and updates the prices automatically! I've talked to the developers of the app and they gave me insight into the algorithm that calculates the prices. I've tested it and can confidently recommend this to you as **most hosts see a 10-40% gain in revenue**.

**Cost:** 1 % of the revenue of your listing

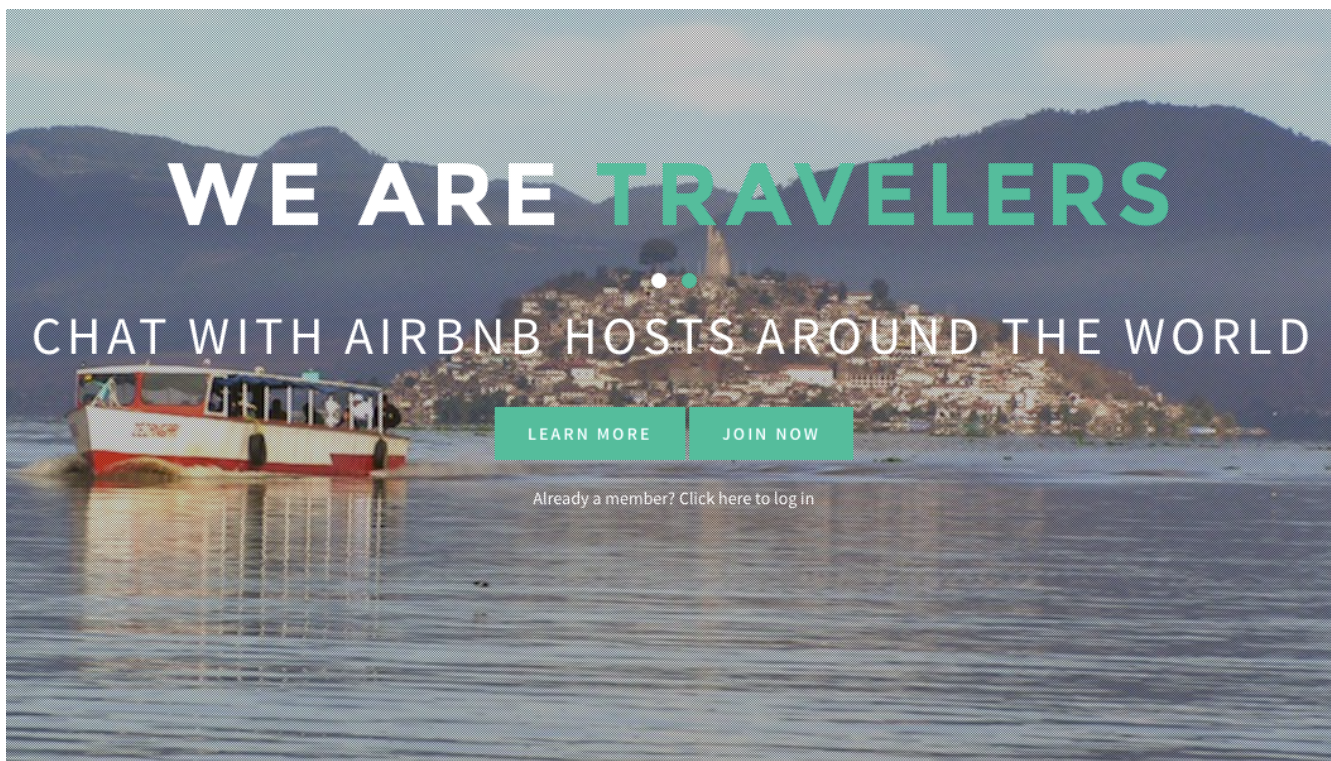
**Available:** Most US cities (internationally soon)

**Special offer:** Sign-up now and get the first two months for FREE, no credit card needed.

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## Travelers Chat: Chat With Other Airbnb Hosts

Award winning Airbnb host Kelly Kampen recently started a chat room for Airbnb hosts called TravelersChat. The chat room provides Airbnb hosts with an opportunity to chat with another about Airbnb related topics. It's completely free to sign up and it works on desktop as well as mobile.



For more information on TravelersChat you can listen to the podcast interview with Kelly.

**Cost:** Free!

**Available:** Worldwide

**More info:** <http://travelerschat.com>

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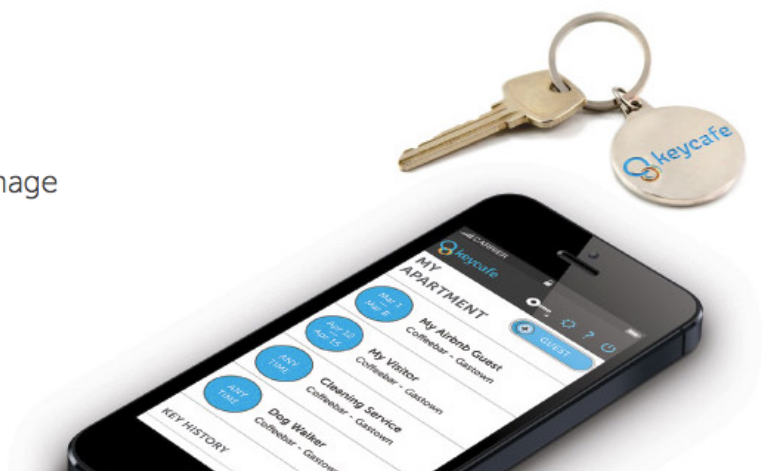
## Keycafe: Key Exchange Simplified

Keycafe is an easy way to manage access to your home or rental property online without any upfront costs or hardware installation. Key storage locations are nearby cafes. Your guests may pickup keys anytime during opening hours.

### Key Exchange Simplified.

Using your existing keys, remotely manage access to your home.

Locations 



Keycafe is very secure, your keys are anonymous. There is no personal identity or address information stored on the premises or the key itself. Keycafe uses RFID technology to encode a fob only Keycafe can link back to your account.

**Cost:** \$7.95 per month + \$1.95 per key pickup

**Available:** New York, San Francisco, London, Vancouver, Seattle and Austin

**More info:** <https://www.keycafe.com>

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For more resources on Airbnb hosting, go to [www.getpaidforyourpad.com](http://www.getpaidforyourpad.com).

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