

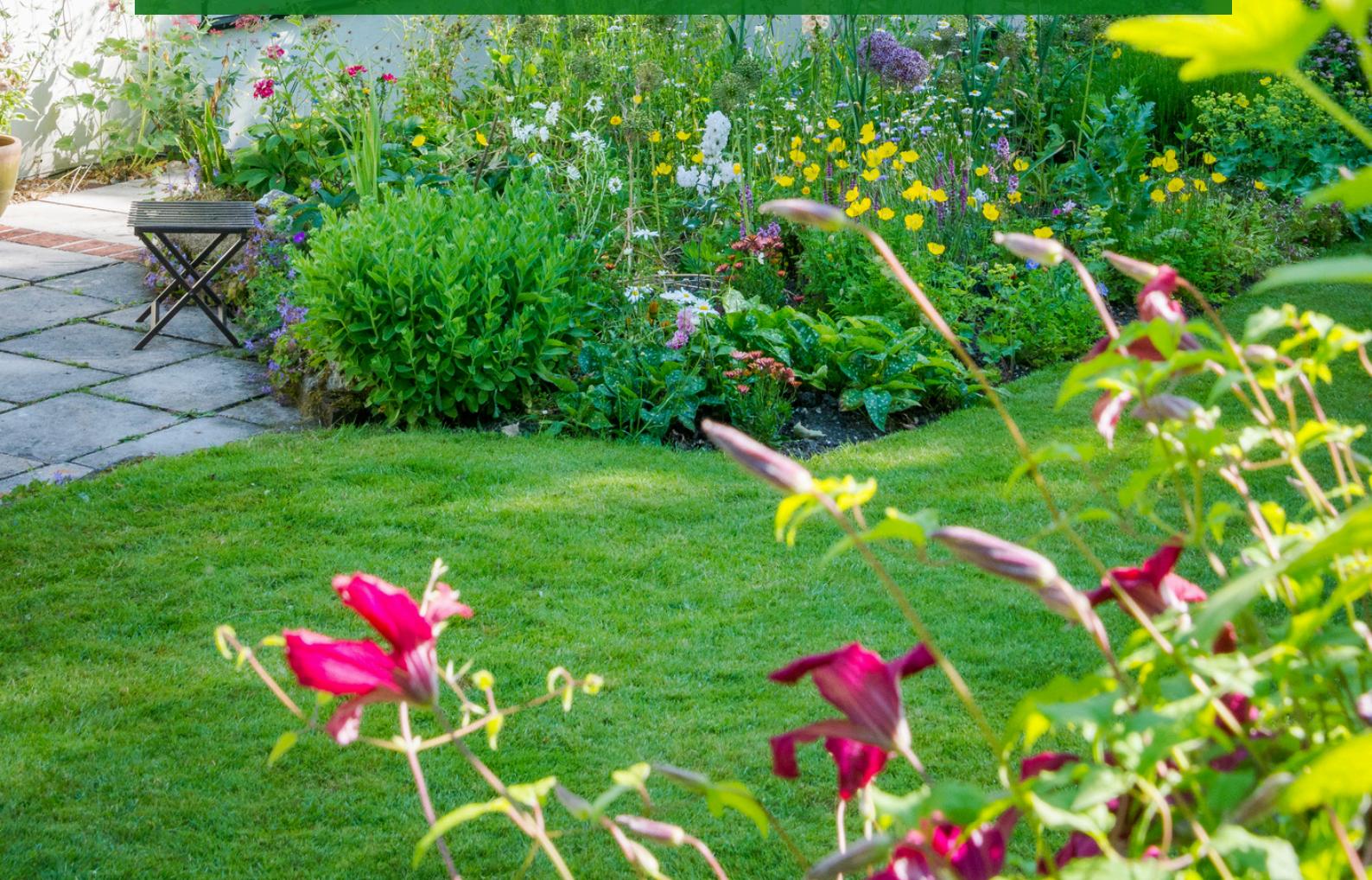


Host with Grace



## • Consultancy Packages •

For Hosts Intending to Manage Their Property Themselves



# MY PROMISE TO YOU

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**Greetings, fellow host! I'm excited to help kick start your journey and lay the foundations for your rental journey.**

Hosting has been a part of my life since 2017, when I first opened my spare room to guests on Airbnb. What started as a simple way to share my home soon became a passion. Over time, I found myself helping friends and family navigate their own hosting journeys—offering advice, setting up their spaces, and crafting the perfect listings. By 2021, I knew this was more than just a hobby; it was a calling. That's when Host with Grace was born.

**Being a host is one of the most rewarding things I've ever done, and it brings me so much joy to help others experience the same success.**

This document explains how I can help you set up your property, list it on Airbnb, prepare clear, practical guest information, and monitor performance until you are confident to take the reins:

- Getting Your Property Guest-Ready (Page 4) – From setup and styling to essential checklists, we'll make sure your space is fully prepared for guests.
- Creating Your Listing (Page 5) – we will craft compelling descriptions and set up your Airbnb profile to attract the right guests.
- Adding Personal Touches (Page 6) – Elevate your guest experience with thoughtful details that lead to glowing reviews.
- 4 Week Monitoring (Page 7) - We will monitor your listing, making considered refinements and suggested edits to improve performance before a full handover.

Beyond our core package outlined above, you can keep us involved as your on-call Airbnb guru; offering trusted advice and hands-on support whenever needed. This includes help with guest communications, guidance through difficult situations, and ongoing performance monitoring with pricing and marketing suggestions, available from just £95 +VAT per month.

If you've been managing your property on Airbnb but would like a professional second opinion to optimise performance, our [Listing and Pricing Audit](#) (Page 8) is for you – from just £75 +VAT.

I believe that hosting should be fulfilling, stress-free, and profitable. Let's work together to make that happen for you.

Warm regards

*Grace*

Grace Collins  
Founder and Director

# START UP PACKAGE

From  
£395+VAT

Choose the support you need by selecting any combination of our core packages, or opt for all four in our Multi-Buy Offer and save 25%



## PROPERTY PREPARATION

From £95+VAT

- On-site Consultation (1 hour)
- Property Essentials Shopping List & Recommended Suppliers
- H&S Guidance & Hazards Risk Assessment Template
- 12-Month Earnings Forecast



## MARKETING

From £195+VAT

- Help set up your Airbnb account & profile
- Write the listing descriptions
- Implement pricing strategy
- Photography, Videography & Illustrated Floorplan referrals



## GUEST EXPERIENCE

From £145+VAT

- Scheduled Message Templates
- Personalised Digital Welcome Guide (with kitchen inventory)
- Personalised Welcome Notecards & Oak 'Welcome' Key Fob
- Custom Made OS Walking Map with your Property in the Centre
- Printed Information for the Property, Signs



## 4-WEEK MONITORING

From £95+VAT

- On-Demand Support - access to a dedicated Airbnb Superhost
- Guest Communication Assistance - help with navigating tricky situations!
- Performance Monitoring - Suggestions on pricing and marketing strategies



# PROPERTY PREPARATION



## On-Site Consultation

During a 60-minute on-site consultation, we will meet you at your property to explore its potential as a successful short-term rental. We will discuss the opportunities available, taking into account location, layout, and target guests. We will provide tailored advice on optimizing your space, including smart storage solutions, ideal furnishings, and essential maintenance to ensure a high standard for your guests.



## Property Essentials Shopping List

We will provide a detailed inventory outlining the essential amenities and supplies needed before welcoming guests, including kitchen essentials and our recommended brands for towels and bedding. Additionally, we'll offer guidance on thoughtful personal touches that can elevate the guest experience and set your property apart. If you'd prefer a hands-off approach, we also offer a furnishing and stocking service for an additional fee, ensuring your property is fully equipped and guest-ready with minimal effort on your part.



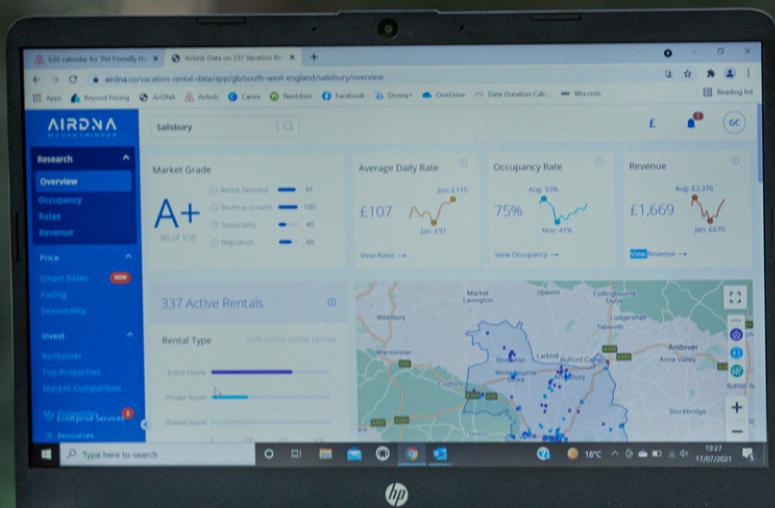
## Maintenance and Regulations

Please note that Host with Grace is not liable for compliance matters, and it remains the property owner's responsibility to fulfil all necessary regulations. However, we will provide a Hazards Risk Assessment template and guidance on the key health and safety requirements for operating a short-term rental. While we can offer general guidance and signpost you to relevant companies for compliance support, we strongly recommend seeking professional advice to ensure your property meets all legal and safety obligations. We are not qualified to advise on either legislative or taxation issues.



## 12-month Earnings Forecast

We will create a tailored 12-month earnings forecast for your property, providing a clear projection of its potential income as a short-term rental. Our analysis combines desk-based research on local competitor properties with insights from our data analytics software, ensuring a well-rounded and informed estimate. By triangulating these sources, we aim to provide the most accurate possible picture of your property's earning potential in the short-let market.





# MARKETING



## Airbnb Account Set Up

We will sit down with you to guide you through the process of setting up your Airbnb account, ensuring that all settings are correctly configured and your profile is fully completed. From account verification to payment setup, we'll make sure everything is in place for a seamless hosting experience.



## Build Listing & Implement Pricing Strategy

Once your account is set up, we will build your listing, creating compelling property descriptions that highlight its best features. We'll develop a tailored pricing strategy and adjust the calendar to reflect seasonal trends. Your house rules and policies will be clearly outlined to set guest expectations. Our goal is to present your listing professionally and optimize it to attract bookings from day one. Once everything is in place, we'll publish your listing, so you can begin welcoming your first guests.



## Photography, Videography & Illustrated Floorplans

To truly showcase your property, we can connect you with professionals in photography, videography and artists to create illustrated floorplans:

- Professional photography is highly recommended to highlight the unique and standout features of your space, ensuring your listing is visually compelling and competitive.
- Our videographer can produce a high-quality walkthrough video, bringing your space to life and providing engaging content for social media promotion.
- A custom illustrated floorplan provides guests with a clear and visually engaging overview of your property's layout, making it especially valuable for larger homes or those with unconventional or complex configurations. This added detail helps guests better understand the space before booking.





# GUEST EXPERIENCE

**Small details matter, and guests notice when hosts go the extra mile. To elevate the guest experience and ensure a seamless stay, we offer a range of thoughtful extras that are designed to make your guests feel welcome and well cared for.**



## Information for Guests

Ensure your guests receive timely, professional communication throughout their stay with our [Message Templates](#), crafted to cover everything from booking confirmations to check-in instructions, all tailored to reflect your property's unique personality.

We also create a [Personalised Digital Welcome Guide](#) complete with a detailed kitchen inventory, offering guests all the essential information they need to feel at home. This guide will include instructions for appliances, local dining recommendations, and tips to help them make the most of their stay.

We ensure all practical details are covered by providing [Printed Information](#) for the Property, such as clear, labelled kitchen shelving and information signs to help guests find what they need easily.



## Special Touches

We will have professionally printed [Welcome Notecards](#) and an elegant [Oak Key Fob](#), adding thoughtful touches to their arrival. To help guests explore the local area, we will order a [Custom Made OS Walking Map](#) with your property at the centre.

With these thoughtful extras, we aim to create a memorable, hassle-free stay that will leave your guests feeling pampered and eager to return.





## 4-WEEK MONITORING

We are here as your trusted on-call Airbnb guru, providing expert guidance and troubleshooting whenever you need it



### On Demand Support

You will have direct access to a dedicated Airbnb Superhost for advice, problem-solving, and reassurance as situations arise, helping you make confident decisions quickly.



### Guest Communication Assistance

We are here to support you in handling more sensitive or challenging guest situations, including advice on wording, tone, and approach. We can also guide you through submitting a damage claim via the Airbnb Resolution Centre should a guest break or damage anything during their stay.



### Performance Monitoring

During the 4 weeks we will monitor your listing, making considered refinements and suggested edits to improve performance. You will benefit from practical advice on pricing, availability, and marketing strategies to strengthen visibility and bookings.



# LISTING & PRICING AUDIT



*Designed for existing hosts who manage their own property but would benefit from recommendations of ways to optimize performance*



## Descriptions

We review your listing text to ensure it is clear, engaging, and accurately reflects your property, helping attract the right guests and highlight your home's best features.



## Amenities

We assess your amenities list to make sure nothing is overlooked, suggest additions that can increase appeal, and ensure everything aligns with guest expectations for your property type.



## Photography

We provide guidance on photography, including composition, lighting, and angles, to make your property look inviting and professional, giving your listing a competitive edge.



## Pricing

We analyse your pricing strategy, comparing it to local trends and demand patterns, and provide suggestions to optimise rates for maximum bookings and revenue.





*Host with Grace*

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