



Host with Grace

## Start-Up Package

Hands-on Support to Set Up Your Property  
Before Handing Management over to Host with Grace

# 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, and prepare clear, practical guest information before you hand over to us to manage:

- 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.

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 PACKAGES

From  
£385+VAT

Getting your property guest-ready, creating that killer listing that will make your business boom, and adding personal touches to take the guest experience to the next level.

## MULTIBUY OFFER:

SAVE 20% WITH ALL 3 PACKAGES (FROM £385+VAT)



### 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
- Organise Housekeeping Cupboard & Kitchen \*



### MARKETING

From £195+VAT

- Help set up your Airbnb account & profile
- Write the listing descriptions, Implement pricing strategy
- Photography, Videography & Illustrated Floorplan referrals
- Wider Marketing including Booking.com, HWG Website & Social Media \*



### GUEST EXPERIENCE

£195+VAT

- Copyright Scheduled Message Templates
- Personalised Digital Welcome Guide (with kitchen inventory)
- Personalised Welcome Notecards & Oak Key Fob
- Custom Made OS Walking Map with your Property in the Centre
- Printed Information for the Property, Signs
- Extra Touches: Chocolates for Towels, Dog Treats, Stickers for Toilet Rolls,
- Teabox with Selection of Clipper Teas, Access to HWG Guest Portal \*

\* Add-On's exclusively available within a 12-month management package



# 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.



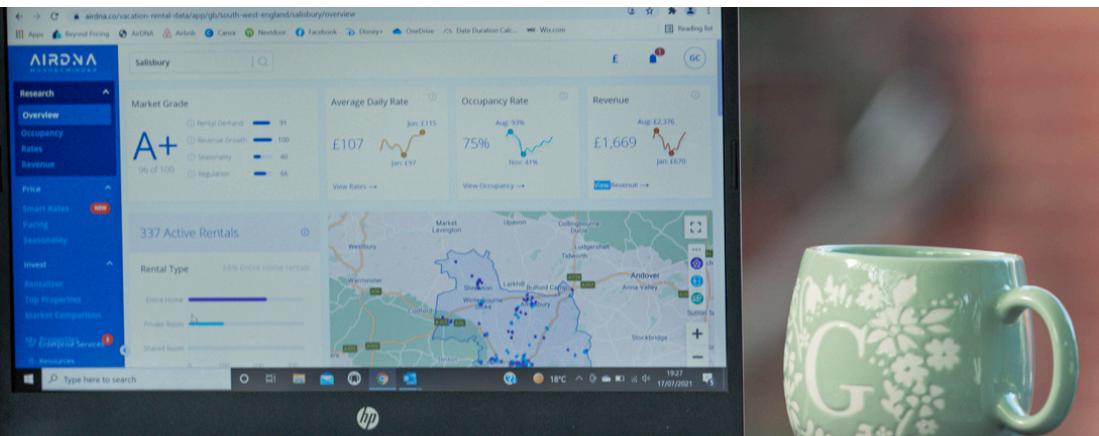
## Maintenance and Regulations

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.

## Wider Marketing



If you choose a 12-month management package, we will list your property on Booking.com to expand its reach to a wider audience. Additionally, your property will have a dedicated page on the Host with Grace website, complete with a direct booking engine for commission-free reservations. To further boost visibility, we will actively promote your listing across our social media channels, including Facebook and Instagram, as well as feature it in our marketing efforts at events we attend.

Your property will also be included in our quarterly marketing emails sent to previous Host with Grace guests, encouraging them to rebook directly and save on Airbnb commissions. This targeted approach helps drive repeat bookings and builds a loyal guest base for your property.



# 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.

If you opt for one of our Management Packages, we take the guest experience even further with a selection of extra touches. For example, guests can find [Chocolates](#) on their [Towels](#) to indulge in upon their arrival, and [Dog Treats](#) for furry companions. Fun touches like [Toilet Roll Stickers](#) and a [Teabox with a Selection of Clipper Teas](#) offer little moments of delight. Additionally, guests gain exclusive [Access to the Guest Portal](#) on our Host with Grace website, where they can enjoy discounts at local restaurants and experience providers—helping them explore the best of the area.

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





*Host with Grace*

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