

# Property Launch Checklist

*Everything you need to do before setting up your Airbnb, not necessarily in this order.*

## HOW TO USE THIS

Check items off as you complete them. Bold items link to the exact resource, tool, or discount mentioned.

### ITEM

#### Utilities

- ☐ Electrical
- ☐ Water
- ☐ Gas / Propane
- ☐ Internet
- ☐ Septic pumping (if applicable)
- ☐ Trash

#### Streaming Services

- ☐ Netflix
- ☐ Disney+
- ☐ Hulu
- ☐ Other

#### Photography / Furnishing

- ☐ Host Camp's Ultimate Master Shopping List **Shop List →**
- ☐ Hire 3D photographer (prior to furnishing)
- ☐ Order furniture
- ☐ Hire photographer (post-furnishing)
- ☐ Take self-check-in photos
- ☐ Create guide book
- ☐ Order furniture (*Minoan: STR-proof furniture*)
- ☐ Bulk / brand-name furniture **HostGPO →**

## Automations

- ☐ Set dynamic pricing via PriceLabs *(1 free month + \$10 credit)* **PriceLabs →**
- ☐ Automate messaging via Guesty
- ☐ Automate cleaning schedules via Guesty
- ☐ Automate reviews via Guesty

## Smart Tech

- ☐ Google Nest x Yale Lock **Shop →**
- ☐ Schlage Smart Lock **Shop →**
- ☐ Bluetooth turntable and stereo **Shop →**
- ☐ Smart TV **Shop →**
- ☐ Netflix account

## Business Setup

- ☐ Form LLC
- ☐ Open bank account **Baselane →**
- ☐ Apply for credit card
- ☐ Sign up for QuickBooks
- ☐ Understand your tax participation rules **7 Rules →**

## Vendor Team

- ☐ Cleaner
- ☐ Handyman
- ☐ Landscaper
- ☐ Pest control
- ☐ Contractor
- ☐ Pool / tub tech

## Registration & Insurance

|                          |                                                       |                           |
|--------------------------|-------------------------------------------------------|---------------------------|
| <input type="checkbox"/> | Check local STR registration / licensing requirements | <b>Regulation Guide →</b> |
| <input type="checkbox"/> | Check zoning before you buy or convert                | <b>Zoning Guide →</b>     |
| <input type="checkbox"/> | Get insured before launch                             | <b>Steadily →</b>         |
| <input type="checkbox"/> | Confirm your insurance covers STR use                 | <b>Coverage Check →</b>   |
| <input type="checkbox"/> | Consider guest screening / damage protection          | <b>Truvi →</b>            |

### BEFORE YOU LAUNCH

Registration and insurance are the 2 steps hosts most often skip or half-finish. Confirm both are in place, not just started, before your first guest checks in.