

The Remote Host Blueprint

How to Self-Manage Short-Term Rentals From Anywhere

Rob Abasolo runs 40+ properties across multiple states, from Joshua Tree to Gatlinburg to Austin, without living in any of them.

You don't need to live next to your Airbnb to run it well. You need 2 things: A reliable team on the ground, and systems that don't depend on you being there.

The 5 Airbnb Avengers You Need On Your Team



Cleaner

The eyes and ears of your operation. They catch broken items, low supplies, and guest damage before it becomes a review. Airbnb requires damage claims filed within 24 hours or before the next guest checks in, so your cleaner needs to know that window matters and report fast. Pay them a fair wage. Cleanliness is the single most common thing guests call out in reviews, good or bad.



Handyman

Fixes anything that doesn't need a license. The math here is simple: If swapping an AC filter yourself saves \$25 but costs you an hour, that hour is worth more spent elsewhere once you have more than 1 property.



Landscaper

Keeps the exterior from being the first thing a guest notices going wrong.



Pest Control

For the review you can't take back: One bug sighting, one refund demand, one guest who never books again. Budget \$50 to \$80 a month with regular treatment, and make sure emergency visits are included before you need one.



Pool or Hot Tub Tech

For the amenity that either books you out or shuts you down: Hot tubs and pools break constantly, and guests notice within the hour. Budget for a dedicated person on call, not a DIY fix you're googling at 11pm.



Bonus: 2 More Worth Having

Realtor

Most hosts stop thinking about their realtor once the deal closes. Keep one in your corner anyway, the right one keeps sending you the next deal before it hits the open market.

Handyman

Not required for every host, but worth having on call once your team's already stretched between a pool tech and pest control. Covers the small stuff, a leaky faucet, a broken cabinet hinge, that otherwise falls on you.

Systems to Automate

1. Cleaner coordination.

Automate the back-and-forth around bookings so you're not manually texting your cleaner every time someone checks in or out. A scheduling tool, co-host calendar access, or a synced calendar app all solve this.

2. Guest messaging.

Automate the routine messages: Booking confirmation, check-in instructions, a mid-stay check-in, checkout reminders. Keep a hands-on layer for real questions. Automating everything is a shortcut to feeling absent when a guest actually needs you.

3. Dynamic pricing.

Tools like PriceLabs adjust your nightly rate daily based on real-time demand in your market, instead of you manually guessing what to charge.



Why Build Out This Team Instead of Hiring a Property Manager

A property management company will run a version of this system for you, cleaner coordination, guest messaging, pricing, for 15 to 20 percent of your revenue every month. The team and systems above get you the same oversight without giving that cut away.

The trigger to actually build it: If you own 1 property and live nearby, managing it solo is fine for now. The moment you add a second property, or the property isn't in your city, reacting to every text stops working. Build the system before that moment hits, not after.

The Host Camp Take

Managing 10 properties from a different state comes down to 1 thing: Refusing to spend your time on anything a \$25-an-hour hire can do for you. The team and the systems are the same investment, just pointed in 2 directions.

Disclaimer: This guide reflects one host's approach to remote property management. Results depend on your market, team, and the tools you choose. Vet any vendor or software before hiring or subscribing.

What to Do Next

You've got the team roster and the automation stack now. The difference between a host running 1 property manually and a host running 10 from anywhere is whether they ever sat down and built the system instead of reacting every time something broke.

Rob Abasolo and Kai Andrew built Host Camp into the world's biggest resource for short-term rentals. Visit our website for blogs, newsletters, tools, and personally mentored coaches, all built to help hosts go from managing 1 property to managing a real portfolio.

We'll look at your current setup and tell you exactly where automation and the right team would save you the most time.

[Book your complimentary strategy call here →](#)