

TIDY's Ultimate

# Property Management Software Guide



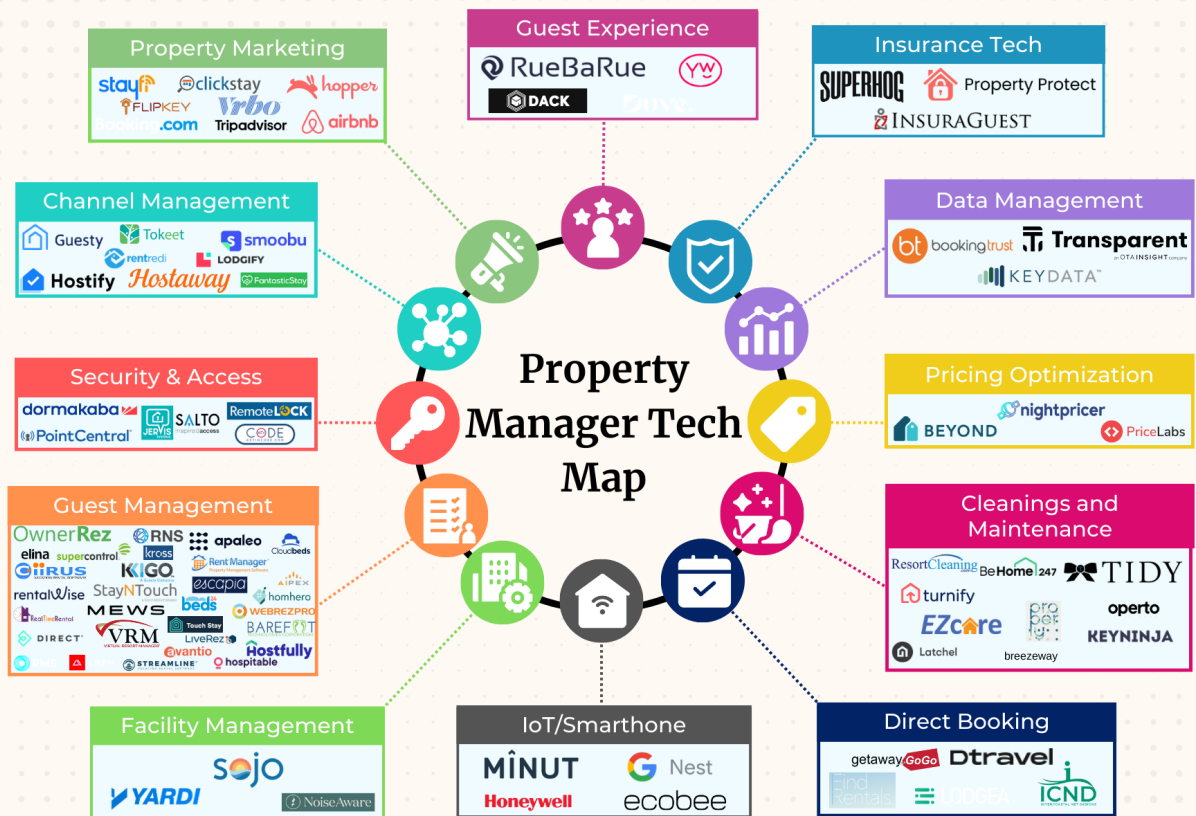
A handy guide on most vacation  
rental techs.

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# Tech Map



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# What is TIDY ?

**TIDY.com** is the world's most powerful platform for property managers to get cleaning and maintenance done right.

We combine software, AI, and human expertise, and we work alongside your existing professionals or help you find new pros to get jobs done. **Our goal is to help you have higher-quality cleanings & maintenance with significantly lower operational costs.**

## Why Use TIDY?

With TIDY, you can transform your property management experience and achieve exceptional results while saving time and reducing operational costs.

TIDY combines cutting-edge software, advanced AI technology, and the expertise of our dedicated team to provide you with a comprehensive property management solution. Whether you manage short-term or long-term rentals, TIDY is here to streamline your operations and deliver superior cleaning and maintenance services.

We ensure that every aspect of your property management is handled efficiently, allowing you to focus on what matters most – growing your business and providing an exceptional experience to your tenants or guests.





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# Introduction

Introducing TIDY's **Ultimate Property Management Software Guide** eBook! Discover the essential software solutions for rental property owners. From reservation management to guest communication and marketing, this comprehensive guide lists the top tools to streamline and elevate your property management business.

## Why Use Property Management Tech?

Property management tech offers numerous advantages for rental property owners. It streamlines operations, enhances efficiency, and reduces costs.

With features like automated bookings, seamless communication, and centralized management, you can provide a smooth and professional experience for guests. Real-time notifications and analytics enable data-driven decision-making, optimizing property performance.

The scalability and consistency provided by property management tech make it easier to manage multiple properties. By embracing this technology, you can save time, deliver exceptional guest experiences, and gain a competitive edge in the rental market.



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# 1. Guest Management

Guest management software tools are digital tools that help property managers manage the experience of guests staying at their properties.

These tools often include features such as reservation management, guest communication, and payment processing.



## Why should I use Guest Management Software?

Guest management software is essential for property managers looking to enhance the guest experience and streamline their operations. With reservation management capabilities, property managers can easily handle bookings, keep track of reservations, and ensure smooth check-in and check-out processes. The guest communication features enable seamless communication before, during, and after the stay, allowing property managers to address any inquiries or issues promptly. Additionally, integrated payment processing simplifies the financial aspects of managing guest payments. By utilizing guest management software, property managers can provide exceptional customer service, improve guest satisfaction, and ultimately maximize their property's success.

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# Guest Management Software

## 365 Villas

365Villas is a platform for vacation rental owners that provides a range of tools to help them manage and grow their business. The platform includes a property management software, a channel manager, and website solutions, and Payment Services.

The property management software is an industry-leading platform that lets users manage their entire business all in one place. The channel manager allows users to unify communication, sync calendars and rates and distribute their property content across 100+ of the world's leading channels.

Website Solutions offered by 365Villas provides fully integrated theme-based solutions, ready to be put live in days. The platform also provides Payment Services that come integrated with over 30 leading payment processors, and they offer free consultation on request.

## BookingSync

Bookingsync is a software solution designed to assist vacation rental owners in managing their properties. It provides a range of tools and features to help owners with tasks such as listing their properties, accepting and tracking reservations, managing guest communications, and handling payments.

One of the key features of the software is its property management functionality, which allows owners to easily manage the availability and pricing of their properties, as well as to track reservations and guest information.

Additionally, it provides tools for managing guest communications, such as sending automated emails, and it enables owners to accept and process payments online. It also integrates with multiple Channel Manager which can help owners to automate their listing on sites such as Airbnb, Booking.com, and more.

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# Guest Management Software

## Hospitable

Hospitable is a platform for vacation rental owners that automates communication and guest experience management. The platform provides a variety of tools to help users automate and personalize their communication with guests in their own voice, in multiple languages.

One of the key features of the platform is the use of artificial intelligence to automatically detect and respond to common guest questions, allowing users to provide faster and more personalized responses.

Additionally, Hospitable provides a centralized inbox for managing communication across multiple channels like Airbnb, Booking.com, and Vrbo. The platform also includes smart saved replies, allowing users to quickly respond to guests with personalized messages.

## Yardi

Yardi is a property management software company that offers two platforms: Yardi Voyager and Yardi Breeze.

Both platforms are designed to help vacation rental owners manage their properties and offer a range of features including:

- Accounting: Both Yardi Voyager and Yardi Breeze offer accounting features such as invoicing, payment processing, budgeting, and financial reporting.
- Operations: Both platforms offer tools for managing reservations, guest communications, property maintenance, and more.
- Ancillary services: Both Yardi Voyager and Yardi Breeze offer additional services such as marketing, website design, and revenue management.

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# Guest Management Software

## Kigo

Kigo is a vacation rental software platform that helps property managers and owners manage and market their vacation rentals, as well as deliver a complete experience to guests.

Some specific features of Kigo include:

- Channel marketing: This feature allows property managers to customize their pricing and marketing strategies beyond simple syndication.
- Business operations: Kigo offers tools to help manage and automate operations, building a foundation for sustainable growth.
- Messaging: This feature allows property managers to manage both internal and external communications through the same platform.
- Client services: Kigo's team of experts offers market and software expertise to help customers make better decisions.

## Booking.com

Booking.com is a website that allows vacation rental owners to list their properties for rental to travelers. Property owners can list a variety of types of properties, including apartments, villas, and everything in between, on the platform for free. Booking.com provides step-by-step guidance to help property owners learn how to use the platform and best practices for managing their rentals.

The platform also offers exclusive discounts on products and services that can help improve the guest experience and save time for property owners.

Property owners can import details and calendars from other rental websites, such as Airbnb and HomeAway, to save time and prevent double-bookings.

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# Guest Management Software

## OwnerRez

OwnerRez is a software company that provides vacation rental owners with a platform to manage their rental properties.

Their platform offers a range of features designed to help vacation rental owners streamline their operations and increase bookings.

Some of the features that OwnerRez offers include:

- **Property management tools:** OwnerRez provides owners with tools to manage their properties, including the ability to update property information, set rates and availability, and process payments.
- **Marketing and distribution:** OwnerRez helps owners promote their properties and reach more potential guests by distributing listings to various vacation rental websites, including Airbnb, HomeAway, and VRBO.
- **Guest communication:** OwnerRez provides owners with tools to communicate with guests, including the ability to send pre-arrival and post-departure emails and messaging through the platform.
- **Financial management:** OwnerRez offers financial management tools to help owners track their revenue and expenses, including the ability to generate invoices and reports.

## RMS Cloud

RMS Cloud is a property management system designed for vacation rental owners. It is a cloud-based software that is secure, reliable, and highly scalable.

The system includes native tools for accepting direct bookings, integrating with online travel agencies (OTAs) and payment gateways, and managing bookings through a customizable and interactive booking engine.

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# Guest Management Software

## Rental wise

Rentalwise is a comprehensive property management platform designed to help vacation rental owners streamline and optimize their business operations. It offers a range of features to help property owners manage their portfolio of properties more efficiently and effectively.

Some of the key features of Rentalwise include:

- Centralized workspace
- Suite of tools
- Customizable features
- Scalability
- Flexibility

Overall, Rentalwise is designed to help vacation rental owners manage the details of their properties with ease, freeing up time to focus on building their business and attracting more guests.

## StayN'Touch

StayN'Touch is a company that provides a cloud-based property management system (PMS) for vacation rental owners. Some of the specific features of the StayN'Touch PMS include:

- Mobile check-in/check-out
- Chain management
- Reservation management
- Front desk management
- Revenue management
- Group/allotment handling
- Profile management
- Mobile housekeeping
- Reporting and analytics
- Financial management
- Integrations.



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# Guest Management Software

## SuperControl

SuperControl is a comprehensive vacation rental management platform designed to streamline property management and marketing.

It offers an array of features including online booking with no fees, tactical pricing options, channel management for major booking websites, guest communication tools with real-time chat integration, and detailed reporting and analysis.

With SuperControl, vacation rental owners and agencies can efficiently manage and market their properties in one user-friendly platform.

## Apaleo

Apaleo is a flexible property management system (PMS) designed for vacation rental owners.

With Apaleo, users can sell various inventory types, including long stays, rooms, meetings, beds, and parking. Key features include rapid integrations, cost-effectiveness, unified reservations, customizable rate plans, multi-property functionality, complete accounting capabilities, integrated payment solutions, and compliance with PSD2 and PCI DSS standards.

Apaleo simplifies property management for vacation rental owners, offering a comprehensive PMS solution.

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# Guest Management Software

## LMPM

LMPM is a comprehensive property management software designed specifically for vacation rental companies. It offers a range of features to help vacation rental owners streamline their operations and provide a positive guest experience.

Booking and payment processing: With LMPM, vacation rental owners can handle complex bookings, process payments, and distribute their inventory to various online travel agencies, such as Vrbo, Airbnb, and Booking.com.

They can also take bookings directly through an included website powered by WordPress, and process credit card payments, perform pre-authorizations, and take security deposits.

## Sojo

Sojo is a platform that automates the delivery of amenities to vacation rental properties.

It helps property managers streamline the process of supplying the properties with items such as bathroom and kitchen amenities, pantry stock, maintenance items, and guest gifts.

Property managers can easily connect their reservation calendar to automate the delivery of amenities on turn days and choose from a catalog of quality and eco-friendly products, with the option to customize and private-label product packaging for a unique guest experience.

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# Guest Management Software

## Homhero

Homhero is a platform that helps vacation rental owners efficiently manage their properties and bookings.

Key features include channel management for connecting listings to popular travel agencies, a booking engine with custom websites and portals, automation for communication, dedicated apps for owners and staff, guest management tools, property listing management, cleaning and maintenance support, and options for direct bookings through web design services and integrations. Homhero simplifies vacation rental management for owners, providing a range of tools in one convenient platform.

## WebRezPro

WebRezPro is a cloud-based property management system for hotels, B&Bs, campgrounds, and vacation rentals.

It simplifies front desk operations, back office tasks, self check-in, housekeeping, POS functionality, and group booking management. With its comprehensive features, including a commission-free booking engine, accounting module, and yield management tools, WebRezPro helps owners optimize pricing and streamline operations.

The system's self check-in feature enhances guest experience, while the housekeeping tools and group booking management capabilities further facilitate efficient property management. WebRezPro has gained recognition in the industry for its value and customer support, making it an award-winning solution that enhances the guest experience and helps vacation rental owners succeed.

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# Guest Management Software

## Ciirus

Ciirus is a software platform designed to empower vacation rental owners with a comprehensive suite of tools for property management.

Key features include reservation management, task manager for housekeeping and maintenance, channel manager integration with popular platforms, listing optimization, reports and analytics, unified inbox and guest CRM, owners and trust accounting, and revenue management.

With Ciirus, vacation rental owners can efficiently handle bookings, streamline operations, optimize listings, communicate with guests, track finances, and maximize revenue.

## Kross Booking

Krossbooking is a cloud-based property management software for vacation rental owners.

It offers advanced features such as an intuitive planner, accounting documents, statistics, parking management, housekeeping modules, local reports, a mobile app, email/text communication, and multi-property management.

By replacing outdated systems, Krossbooking streamlines operations, reduces errors, and enhances the management of hotels, B&Bs, and other rental properties. Enjoy real-time control, simplified administration, and improved efficiency with Krossbooking.

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# Guest Management Software

## **Beds24**

Beds24 is a cloud-based software designed to help vacation rental owners and property managers increase online bookings, manage inventory and guest communications, and process payments.

The platform includes a channel manager that allows users to keep their inventory up to date on multiple distribution channels and manage bookings from multiple online travel agencies (OTAs) in one system.

It also includes a property management system (PMS) that provides tools for managing bookings, rates, inventory, and guests, and can be accessed from anywhere using a computer, tablet, or smartphone.

## **Rent Manager**

Rent Manager is a software platform that helps vacation rental owners manage their properties and businesses.

It provides a range of tools for accounting and financial management, including accounts receivable, accounts payable, payments, electronic reconciliation, tax tools, budgeting, and reporting.

It also includes marketing and leasing features, such as a prospect and guest portal, websites, and ILS advertising, as well as communication tools, a mobile app, and a call center.

Rent Manager also offers features for business operations, including project management and maintenance, service issues, work orders and billing, inspections, and make-ready boards.

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# Guest Management Software

## Elina PMS

Elina is a comprehensive property management system (PMS) tailored for vacation rental owners.

It offers a centralized hub to efficiently manage reservations, properties, and guests. With Elina, owners can benefit from interactive dashboards, an algorithm-powered reservations calendar, guest management tools, automated communications, payment and billing control, dynamic rate management, data analysis capabilities, and robust security features.

Accessible from anywhere with an internet connection, Elina ensures PCI compliance, GDPR readiness, and high uptime for reliable performance. Streamline operations, optimize revenue, and make informed decisions with Elina PMS.

## RealTimeRental

RealTimeRental is a cloud-based vacation rental management platform offering key features for efficient rental management. It provides anytime, anywhere access to the platform from any device.

The fully integrated trust accounting eliminates manual bookkeeping, while website integration options seamlessly connect rental inventory. RealTimeRental enhances rental marketing through partnerships and distribution channels. It also caters to real estate offices with automated processes, property and guest management tools, and detailed reports.

Simplify vacation rental operations and drive business growth with RealTimeRental.

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# Guest Management Software

## MEWS

MEWS is a cloud-based hospitality management platform that empowers vacation rental owners with tools and services for efficient business management. It offers Mews Operations for streamlined operations, Mews Guest Journey for creating memorable guest experiences, and Mews Payments for secure and automated payment processing.

With Mews Business Intelligence, owners gain insights through analytics and reporting.

The Mews Marketplace provides access to additional apps and integrations, while the Mews Open API enables easy tech integration. Additionally, Mews POS offers intuitive technologies for restaurant operations. Maximize revenue, enhance guest experiences, and streamline your business with MEWS.

## Direct Rentals

Direct is a feature-rich software platform designed for vacation rental owners to efficiently manage and optimize their properties. With Direct, owners benefit from automated payment collection and integrated payouts, personalized business intelligence, and reporting. The built-in CRM enables effective communication with potential guests, while smarter workflows streamline operations.

The rental asset and listing manager, reservation manager, and channel manager facilitate efficient property and booking management. Additionally, Direct offers a user manager, maintenance manager, and booking website CMS. With open APIs and integrations, trust accounting, invoicing and billing tools, unified inbox and messaging, as well as promotions and upselling features, Direct empowers owners to enhance their rental business.



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# Guest Management Software

## RNS

RNS is a comprehensive vacation rental management software company catering to property managers seeking efficient and profitable management solutions. With a robust set of features, RNS enables managers to streamline their operations effectively.

The software encompasses various key aspects, including reservations management, marketing tools for listing promotions, an accounting system for revenue tracking, an intuitive website builder, comprehensive property management tools, and a partner ecosystem for additional services.

RNS supports both vacation rental and long-term rental management, making it suitable for businesses of all sizes, accommodating properties ranging from a few units to large-scale portfolios.

## Cloudbeds

Cloudbeds is a vacation rental software platform offering property managers a range of tools for efficient property management.

It includes a user-friendly property management system, channel manager for easy distribution control, and a direct booking engine to attract guests and eliminate commissions. With the Pricing Intelligence Engine (PIE), rate management becomes automated, saving time and increasing profits. Financial reporting, payment processing, a marketplace for third-party apps, and Cloudbeds Amplify for digital marketing are also included. Guest engagement tools facilitate seamless communication.

Cloudbeds provides a comprehensive solution for vacation rental property management, from booking to marketing and operations.

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# Guest Management Software

## MyVR

MyVR is a comprehensive vacation rental software platform designed to streamline property management for property managers. It features an advanced property management system with unit-type inventory, housekeeping management, rate and fee plans, and more. With its integrated channel management software, property managers gain access to over 70 leading travel websites, eliminating the need for a separate channel manager.

MyVR's drag-and-drop website builder enables property managers to create and maintain a customizable and bookable website, driving brand growth and increasing direct bookings. The platform offers an open API and supports third-party integrations, providing flexibility and unrestricted data access for seamless integration with preferred applications. MyVR offers a holistic solution for managing vacation rental properties, covering booking, marketing, and property management tasks.

## Virtual Resort Manager (VRM)

Cloudbeds is a vacation rental software platform offering property managers a range of tools for efficient property management.

It includes a user-friendly property management system, channel manager for easy distribution control, and a direct booking engine to attract guests and eliminate commissions. With the Pricing Intelligence Engine (PIE), rate management becomes automated, saving time and increasing profits. Financial reporting, payment processing, a marketplace for third-party apps, and Cloudbeds Amplify for digital marketing are also included. Guest engagement tools facilitate seamless communication.

Cloudbeds provides a comprehensive solution for vacation rental property management, from booking to marketing and operations.

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# Guest Management Software

## Barefoot

Barefoot is a feature-rich vacation rental software platform that equips property managers with efficient tools for property management. The platform encompasses a property management system for seamless control over properties, reservations, and guests. An integrated booking engine enables online reservations and payments.

Marketing tools facilitate property promotion and guest outreach, while CRM tools streamline guest interactions. Financial management features assist with invoicing, payments, and trust accounting. Property management tools aid in maintenance and repair management. Reporting and analytics tools provide valuable insights, and the platform offers support and training resources. Barefoot delivers a comprehensive solution for managing vacation rental properties, covering booking, marketing, and property management tasks.

## Hostfully

Hostfully is a vacation rental software platform designed for property managers. It offers a comprehensive set of features to enhance property management efficiency.

The platform includes a property management system for managing properties, reservations, and guests in one place. A convenient booking engine allows guests to book and pay for reservations online. Property managers can create and manage their own websites using the website builder. Marketing tools help promote properties and reach potential guests, while CRM tools organize guest interactions. Financial management tools handle invoicing, payments, and trust accounting. Property managers can efficiently manage maintenance and repairs using the property management tools. Hostfully provides support and training resources to maximize platform utilization. It offers a comprehensive solution for vacation rental property management, covering booking, marketing, and property management tasks.

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# Guest Management Software

## LiveRez

LiveRez is a vacation rental software platform for property managers. It offers an all-in-one solution for efficient property management.

Features include a property management system, online booking engine, distribution channels, marketing tools, CRM functionality, financial management tools, property maintenance management, reporting and analytics, and support resources.

LiveRez simplifies property operations, streamlines guest bookings, and enhances marketing efforts. It provides property managers with a comprehensive solution for vacation rental management, covering booking, marketing, and property management tasks.

## Track PMS

Track PMS is a property management software platform designed specifically for the hospitality industry.

It offers a range of features to enhance efficiency and effectiveness in managing rental properties. Key features include accounting tools for financial transactions and tasks, analytics tools for performance insights, and integrations with other software and services to streamline workflows.

With Track's all-in-one integration platform, property managers can efficiently manage their properties. However, the lack of public pricing may pose challenges in comparing Track with other property management software options. Property managers can contact the company directly for pricing information.

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# Guest Management Software

## Streamline

Streamline is a vacation rental software platform designed for property managers in the vacation rental industry. It offers an array of features to streamline property management tasks.

Key features include CRM and lead management tools, a phone system for guest communication, revenue and yield management tools, automation capabilities, distribution channels, BI reporting, integration marketplace, reservation portal, property care tools, guest satisfaction tools, trust accounting, homeowner acquisition tools, travel agent tools, mobile apps, and an open API for customization.

Streamline provides a comprehensive solution for managing vacation rental properties, including booking, marketing, and property management tasks.

## Touch Stay

Touch Stay is a software tool that offers a digital welcome book for businesses in the hospitality industry. It enables hotels, vacation rentals, and bed and breakfasts to provide guests with important information about their property and the local area.

With Touch Stay, businesses can easily share details about directions, access, checkout procedures, and more. The platform also allows businesses to enhance guest communication by sending personalized messages, updates, and gathering feedback. Key features include access to practical information, integration with Google Places for local attraction details, offline access, scheduled email and SMS notifications, multiple language translation options, and customizable branding. Touch Stay provides a convenient and engaging way for businesses to enhance their guest experience.

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# Guest Management Software

## AIPEX Technologies

AIPEX Virtual Concierge is an AI-powered software tool designed to assist guests in vacation rentals.

It offers features such as booking assistance, recommendations, and answering guest questions.

The service aims to provide a convenient and personalized experience for guests. Subscriptions are available for different durations, starting at \$7.20 per month.

It can be used with Amazon Echo devices, and users need to sign up for an AIPEX account and follow setup instructions. Custom answers can be added to enhance guest interactions.

## Dack

Dack is a company that provides a guest app and platform for property managers and guests.

It offers features such as upselling, creating digital property guides, controlling digital assets and locks, providing local recommendations, verifying guests, enabling digital check-in/out, messaging guests, and managing smart home and IoT devices.

The platform includes smart lock capabilities for remote access control and supports automated guest access via PIN codes or Bluetooth keys. Dack aims to simplify rental property management and provide a seamless experience for guests. Pricing information is not publicly available.

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# Guest Management Software

## Latchel

Latchel is a property management software and service provider that helps vacation rental owners manage their properties.

It offers a range of services that include 24/7 guest support, maintenance coordination, keyless entry management, and cleaning and turnover services. Additionally, it provides tools for managing reservations, coordinating cleaning and maintenance, and tracking financials.

The goal is to provide a comprehensive solution for managing vacation rental properties, so that owners can focus on growing their business and increasing revenue, while the team at Latchel handle the day-to-day operations and guest support.

## Guesty

Guesty is a property management platform designed for vacation rentals, serviced apartments, and multi-family buildings.

It streamlines listing management, reservations, and guest communication while automating essential tasks like rate adjustments and messaging. With a centralized dashboard, users can efficiently oversee multiple properties and bookings.

The platform integrates with popular listing sites like Airbnb, Booking.com, and Expedia, ensuring seamless synchronization. Guesty also includes features such as a booking calendar, messaging system, task automation, and payment processing, making it a comprehensive solution for property managers and hosts in the vacation rental industry.



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# Guest Management Software

## Escapia

Escapia is a software tool that assists property managers and owners in enhancing their rental businesses.

It provides expert-guided software setup, ensuring a tailored configuration to meet specific needs. The platform enables seamless reservation management, creation of booking websites, and integration with other software and platforms. Escapia's rate adjustment feature allows property managers to optimize pricing strategies across multiple channels, boosting revenue.

It also provides valuable insights and data on reservations, bookings, and revenue, empowering property managers to make informed decisions for business improvement. Public pricing details are unavailable, and integration with TIDY remains unconfirmed. Overall, Escapia offers a comprehensive solution for property managers seeking to enhance their rental operations.

## Hostaway

Hostaway is a property management and marketing software for rental properties.

It offers reservation management, guest communication, customizable booking websites, and marketing tools.

With features like calendar synchronization and payment processing, property managers can easily handle bookings. Automated emails and messaging tools facilitate seamless guest communication.

Customizable booking websites attract guests with mobile optimization and integration with popular platforms. Marketing tools include dynamic pricing and SEO optimization. While pricing details are not publicly available, Hostaway aims to provide comprehensive solutions for property management and marketing needs.

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## 2. Property Marketing

Marketing software for vacation rental property owners is a type of software that helps property owners manage and promote their vacation rental properties online.

This can include a variety of tasks such as creating and managing listings on vacation rental websites, creating and sending email campaigns to potential guests, managing reservations and booking inquiries, and tracking and analyzing the performance of marketing efforts.



### Why should I use Property Marketing Software?

Property marketing software helps vacation rental owners manage and promote their properties online.

It simplifies tasks like creating listings, sending targeted email campaigns, managing reservations, and analyzing marketing efforts. With this software, owners can reach a wider audience, enhance communication with potential guests, stay organized, and optimize their marketing strategies.

It's a valuable tool for increasing bookings and maximizing revenue potential.

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# Property Marketing Software

## **Airbnb**

Airbnb is a platform that allows property owners to rent out their homes or apartments to travelers looking for short-term accommodations. The platform provides a way for vacation rental owners to list their properties and make them available to renters.

It also provides a way for renters to find and book accommodations, as well as a system for handling payments and reviews. Owners can create listings, set prices, and make the space available for rent.

## **Clickstay**

Clickstay is a vacation rental platform that allows property owners to list and rent out their properties.

It provides an easy way for property owners to connect with renters, the owners can create listing, set prices, and make the space available for rent.

The platform also offers a system for handling reservations, payments and also review system for properties which can help renters choose the right place to stay. Clickstay has a variety of different types of properties, including apartments, villas, and holiday homes, available in many locations around the world.

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# Property Marketing Software

## Flipkey

Flipkey is a vacation rental platform that allows property owners to list their properties for rent and connect with potential renters. Renters can use the platform to search for and book accommodations.

The platform is a way for property owners to market their properties to a wide audience of renters, and it offers a system for handling reservations and payments. The site also has a review system for properties, which can help renters choose the right place to stay.

## Tripadvisor

Tripadvisor is a website that allows vacation rental owners to list their properties for potential renters to view and book.

The website provides a platform for vacation rental owners to advertise their properties, including photos and descriptions, to a large audience of travelers. Potential renters can view these listings, read reviews from past guests, and book their stays directly through the website.

It also provides tools and support for owners to manage bookings and reservations.

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# Property Marketing Software

## **VRBO**

VRBO (Vacation Rentals By Owner) is a platform that allows individuals to list and rent out their properties for short-term stays, such as vacation rentals.

Property owners can create listings for their properties on the platform, which includes information such as the location, number of bedrooms, and amenities.

Renters can then search for properties that meet their needs, and contact the property owner to inquire about availability and book their stay. The platform also provides a secure payment system for renters to pay for their stay, and allows owners to set prices and availability for their properties. VRBO acts as a middleman between the property owner and the renter, allowing both parties to connect and coordinate their rental agreement.

## **Kigo**

Kigo is a vacation rental software platform that assists property managers and owners in managing and marketing their vacation rentals.

With a focus on revenue maximization, cost reduction, and guest satisfaction, Kigo offers features such as customized channel marketing, streamlined business operations, integrated messaging, and expert client services.

By leveraging Kigo's tools and expertise, property managers can enhance the guest experience and efficiently run their vacation rental business.

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## 3. Guest Experience

Guest experience software offers a range of tools to help rental property owners effectively manage and optimize their rentals. It includes features like online booking and reservation management, property management, guest communication and support, reviews and ratings, and marketing and promotion.

By utilizing this software, property owners can streamline their operations, enhance guest experiences, and boost bookings and revenue potential.



### Why should I use Guest Experience Software?

Using guest experience software can greatly benefit rental property owners by streamlining their operations and enhancing the overall guest experience. With features such as online booking and reservation management, property management tools, guest communication and support, reviews and ratings functionality, and marketing and promotion capabilities, this software empowers property owners to efficiently manage their rentals, provide excellent customer service, and maximize bookings and revenue potential.

By utilizing guest experience software, property owners can optimize their operations, deliver exceptional guest experiences, and drive business growth in the competitive rental market.

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# Guest Experience Software

## RueBaRue

RueBaRue is a software tool designed to streamline guest management and lock automation for vacation rental properties.

Its features include digital guestbooks, text messaging, home and area guides, text automation, guest messaging, extended stays, text webchat, guest reviews, and guest surveys.

With RueBaRue, property managers can provide comprehensive information to guests, automate communication, gather feedback, and enhance the guest experience. This tool aims to simplify guest management and improve guest satisfaction for vacation rental properties.

## YourWelcome

YourWelcome provides smart tablets designed to enhance the guest experience in vacation and holiday rentals.

With features like a digital guidebook, contactless check-in, video property guides, guest experience enhancements, and a point of sale system, YourWelcome aims to provide convenience and personalized service to guests. The tablets offer property managers the ability to communicate with guests, offer recommendations, and facilitate transactions.

The pricing for YourWelcome is set at \$199 per property per year, providing an affordable solution for vacation rental hosts looking to improve their guests' stay.



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# Guest Experience Software

## Stayfi

Stayfi is a company that offers marketing and automation tools to help vacation rental property managers generate more direct bookings and improve their marketing efforts.

Some of the features that Stayfi offers include WiFi marketing services, automated email marketing drip campaigns, and the ability to join StaySource, an alliance of property managers who want to generate more direct bookings.

Stayfi also appears to offer text and email message marketing services, as well as the ability to collect reviews and improve website SEO.

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## 4. Insurance Tech

Insurance technology for property management streamlines insurance processes through software and online platforms. It includes tasks such as comparing policies, managing claims, monitoring coverage, and handling billing.

By leveraging technology, property management companies can find policies, simplify claims, track coverage, and automate premium payments. This improves efficiency, reduces errors, and enhances oversight in insurance management.



### Why should I use Insurance Tech Software?

Using insurance technology software in property management offers several benefits. Firstly, it simplifies the process of comparing and selecting insurance policies, saving time and effort. Secondly, it streamlines insurance claims management, making it easier to file claims, communicate with adjusters, and track progress. Additionally, insurance tech software allows for better monitoring of coverage, ensuring properties are adequately protected. Lastly, it automates insurance billing, making premium payments more efficient and organized.

Overall, leveraging insurance tech software enhances efficiency, reduces errors, and provides greater transparency in insurance management, making it a valuable tool for property managers.

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# Insurance Tech Software

## Superhog

Superhog is a comprehensive vacation rental platform that offers services to property owners to enhance security and streamline operations.

With biometric screening and ID verification, it assesses reservation risks, allowing owners to remove restrictions and ensure guest safety. The platform facilitates automated collection of deposits and damage waivers, providing resources for accidental damages. Additionally, Superhog offers extensive damage protection coverage for verified bookings, providing up to \$5,000,000 in coverage. With integration capabilities and real-time data access, property managers can efficiently manage their listings and automate processes.

Superhog aims to empower vacation rental owners with enhanced security and operational efficiency.

## InsuraGuest

InsuraGuest is a company that provides insurance solutions for vacation rental property management companies.

The company offers a range of insurance packages that can be automatically embedded in all reservations for a nightly fee, which property management companies can add a market fee on top of to generate additional revenue.

InsuraGuest's insurance products are designed specifically for the vacation rental industry and are intended to complement and fill gaps in existing liability and risk coverage.

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# Insurance Tech Software

## Property Protect

Property Protect is a company that offers insurance products for vacation rental owners. Their main product, Secure Stay, is a flat-fee damage policy for short term rentals that covers damage or theft. It is automated and offers two policy options: \$1,500 in coverage and \$3,000 in coverage. Both options have a \$0 deductible.

In addition to Secure Stay, Property Protect also offers renters insurance for renters. This insurance provides liability and personal property coverage starting from \$13 per month.

Property Protect also offers host insurance, which is designed to provide property damage protection insurance for damages left by tenants to the property. It includes \$5,000 in damage or theft coverage with a \$500 deductible, and the premium is \$5 per night. This insurance also provides hosts with primary liability insurance while hosting guests.

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# 5. Data Management

Data management software helps rental property owners collect, organize, and analyze data for their rentals. It gathers data from various sources, organizes it, and provides analysis tools and reports.

This enables property owners to gain insights into booking rates, occupancy rates, and guest demographics, allowing them to make data-driven decisions to optimize their operations and enhance the guest experience.



## Why should I use Data Management Software?

Using data management software is beneficial for rental property owners as it enables them to efficiently collect, organize, and analyze data related to their rentals.

By centralizing data from various sources such as bookings, reservations, guest communications, and reviews, property owners can gain valuable insights into their business. They can make informed decisions based on trends, patterns, and guest demographics, allowing them to optimize operations, improve the guest experience, and ultimately maximize revenue. With data management software, property owners can leverage data-driven strategies to enhance their rental property business and drive success.

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# Data Management Software

## **BookingTrust**

BookingTrust is a specialized software and account management service provider for holiday accommodation providers.

Their cloud-based property management system (PMS) integrates with payment gateways to streamline financial management, including transactions, fee allocations, and disbursements. With owner login access, customers can view their accounts conveniently.

BookingTrust offers dedicated customer support and ensures trust compliance, efficiently managing transactions and generating monthly disbursement reports. Their account management services handle reconciliations and ensure compliance with Australian accounting regulations.

## **Transparent**

Transparent is a comprehensive service that offers vacation rental owners valuable data and insights to optimize their properties' performance and stay competitive in the market.

With three plans available, including Smart Rental Free, Smart Rental Pro, and Transparent BI, users can access a wide range of features. These features include high-level data on global markets, historical rates, occupancy rates, revenue figures, and information on competing properties. Transparent also provides performance data on platforms like Airbnb, insights on pricing strategies, investment recommendations based on global trends, and the ability to generate automated performance reports.

With Transparent, owners can make data-driven decisions to maximize their rental business's success.

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# Data Management Software

## **KeyData**

Key Data is a property management software and services provider catering to property managers.

Their software simplifies and automates various property management tasks, including guest management, lease agreements, maintenance requests, and financial tracking.

With features like a guest portal for maintenance requests and rent payments, maintenance management tools, lease creation and tracking capabilities, and robust financial management features, Key Data's software streamlines operations and reduces the risk of errors. Additionally, Key Data offers training and support to ensure property managers can maximize the benefits of their software.

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## 6. Pricing Optimization

Pricing optimization software helps vacation rental property owners maximize revenue by automatically adjusting rental prices based on factors like demand and competition.

Using algorithms and data analysis, the software determines optimal rates to attract guests while ensuring profitability. By using this software, owners can increase occupancy, attract higher-paying guests, and boost overall rental income.



### Why should I use Pricing Optimization Software?

Using pricing optimization software is beneficial for vacation rental property owners as it enables them to maximize their revenue by automatically adjusting rental prices based on factors like demand and competition.

This software utilizes algorithms and data analysis to determine the optimal rates that attract guests while ensuring profitability. By implementing pricing optimization software, property owners can increase their occupancy rates, attract higher-paying guests, and ultimately boost their rental income.



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# Data Management Software

## Pricelabs

Pricelabs is a platform that helps property managers automate and optimize their pricing for short-term rentals, such as those listed on Airbnb.

It offers a dynamic pricing model that adjusts rates for local trends and events using an algorithm that analyzes millions of data points every day.

It also allows property managers to automate stay rules and maximize occupancy using advanced tools, and provides access to real-time market data and performance metrics to help them stay ahead of the competition.

## Beyond

Beyond offers a dynamic pricing tool that uses market data and demand to automatically adjust the prices of short-term rentals. The platform also provides insights and guidance to help property managers grow their business and increase their revenue.

Additionally, Beyond offers a booking engine and the ability to synchronize availability and rates across multiple channels.

They also have local market experts who can forecast revenue and help property managers maximize their earnings.

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# Data Management Software

## Nightpricer

Nightpricer is a revenue optimization platform for property managers, offering a suite of tools to help maximize rental revenue.

With their Intelligent Calendar, property managers can set dynamic pricing based on market demand and factors such as seasonality and weekdays.

The Market Finder tool assists in identifying optimal pricing based on booking frequencies, enabling property managers to find the ideal rates throughout the year. The Event Maximizer feature helps capitalize on valuable event dates by marking up rates and adjusting them based on booking trends. Additionally, the Fire Sale feature automatically applies discounts to attract last-minute bookings and fill vacancies, boosting revenue.

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# 7. Cleanings and Maintenance

Cleaning and maintenance software can help vacation rental property owners manage the cleaning and maintenance tasks that need to be completed before and after guests stay at their rental property.

These types of software can be used to schedule and assign cleaning and maintenance tasks, track progress and completion, and communicate with team members and contractors.



## Why should I use Cleanings and Maintenance Software?

Using cleaning and maintenance software is essential for vacation rental property owners as it allows them to efficiently manage the cleaning and maintenance tasks associated with their rental property. This software enables owners to schedule and assign tasks, track their progress, and communicate effectively with their team members and contractors. By utilizing cleaning and maintenance software, property owners can ensure that their rental property is well-maintained and ready for guests, enhancing the overall guest experience and satisfaction.

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# Cleanings and Maintenance Software

## TIDY

**TIDY** is the world's most powerful platform for property managers to get cleaning and maintenance done right. We combine **software, AI,** and **human expertise** and work alongside your existing professionals or help you find new pros to get jobs done.

TIDY simplifies the property management process, saves time, and ensures high-quality results. It allows a diverse range of property owners to satisfy their needs - whether **short** or **long-term rentals, vacation rentals,** or simply **managing their property.**

TIDY revolutionizes property management by providing a robust platform that simplifies cleaning and maintenance while reducing operational costs.

## ResortCleaning

ResortCleaning provides vacation rental owners with a comprehensive range of services to enhance property management.

Their offerings include efficient housekeeping services, encompassing cleaning, laundry, and maintenance tasks. Through seamless integration with property management systems, ResortCleaning enables automatic scheduling and real-time insights into unit statuses via mobile devices. Their robust scheduling capabilities cover housekeeping, inspections, and maintenance needs. Additionally, the company generates comprehensive reports, consolidating invoices, payroll, productivity, inventory, and inspections in one convenient location.

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# Cleanings and Maintenance Software

## Properly

Properly is a platform for vacation rental owners that simplifies the process of managing and maintaining their properties. The platform includes features such as Quality Assurance and Listing management to make it easier for owners to handle their rentals.

They also offer a specialized Inspection Software to make it easier for the owners to keep track of the property. The platform also provide an option for the property owners to outsource their inspection and listing management duties to a dedicated team of experts provided by Properly which will be done on behalf of the property owner, this way the owner will have more time to handle other aspects. The platform is geared towards vacation rental hosts.

## LSI Tools

LSI Tools offers a comprehensive suite of tools designed to streamline and automate vacation rental management. With features like housekeeping scheduling, online guest contracts, and efficient communication systems, owners can efficiently manage their properties.

The company provides exceptional customer support and offers training to ensure users maximize the benefits of their tools. Detailed demos are available to help owners choose the right tools for their needs. LSI Tools empowers vacation rental owners to save time, reduce costs, and optimize their operations for success in the industry.

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# Cleanings and Maintenance Software

## Operto teams

Operto Teams (formerly VRScheduler) is a powerful software platform designed to enhance the management of vacation rental properties.

With features like the Master Calendar, users can consolidate tasks, employees, and property workflow into a single, centralized hub. The Task Scheduling Calendar simplifies the creation and management of employee schedules through intuitive drag-and-drop functionality. Issue Tracking enables users to monitor and address maintenance, damage, lost items, and supplies, preventing oversight and ensuring timely resolution. Automation capabilities allow for customizable rules, automating routine tasks and optimizing resource allocation. Operto Teams empowers vacation rental owners to stay organized, improve efficiency, and deliver exceptional guest experiences.

## Breezeway

Breezeway is a tool for vacation rental owners that automates and streamlines property management tasks. It offers features such as automated task scheduling, customizable property care checklists, real-time progress monitoring, improved guest communication, early check-in and extended stay management, detailed owner reporting, asset and inventory management, and smart property access and security.

With Breezeway, vacation rental owners can efficiently manage their properties, ensure compliance with brand standards, enhance guest experiences, and optimize property maintenance.

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# Cleanings and Maintenance Software

## Turnify

Turnify is a tool designed to streamline the cleaning process for vacation rental owners, particularly those listing properties on Airbnb.

It offers features such as auto scheduling to automate the assignment of checkout cleans to cleaners, eliminating the need for manual scheduling. The Virtual Inspection feature allows owners to request a quality expert from Turnify to inspect the property remotely, ensuring the cleaning meets their standards. Cleaner Scorecards provide data on cleaner performance, enabling owners to identify areas for improvement.

Smart Checklists allow owners to create custom cleaning task lists tailored to their specific standards. Turnify aims to simplify and optimize the cleaning process for vacation rental owners, enhancing efficiency and quality.

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# Cleanings and Maintenance Software

## KeyNinja

KeyNinja is a company that provides cleaning and check-in services for Airbnb hosts and property managers. The company's services are designed to help hosts and property managers manage their listings more efficiently and provide a better experience for guests.

Some of the key features of KeyNinja's services include:

- Professional cleaning services to prepare a property for guests
- Task management to help coordinate cleaning, maintenance, and other tasks related to managing a property
- Integration with Airbnb to automate the process of booking and managing reservations
- Remote inspection to ensure that properties are being properly maintained and are in good condition

KeyNinja's services are designed to be convenient and easy to use, with the goal of helping hosts and property managers manage their properties more efficiently. The company does not offer security lock services or publicly disclose pricing for its products and services.



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## 8. Direct Booking

Direct booking software helps vacation rental property owners manage bookings and reservations directly on their website, bypassing third-party platforms like Airbnb or VRBO.

It offers features such as property listing, reservation management, payment processing, and guest communication. This software streamlines operations, provides control over bookings, and improves the overall rental business.



### Why should I use Direct Booking Software?

Using direct booking software provides several benefits for vacation rental property owners. Firstly, it allows owners to have full control over their bookings and reservations, eliminating the reliance on third-party platforms and their associated fees.

This independence leads to cost savings and increased revenue. Secondly, direct booking software enables owners to provide a seamless and personalized booking experience for guests directly on their own website, enhancing brand identity and guest satisfaction. Additionally, the software offers advanced features such as custom pricing, availability management, and analytics, empowering owners to optimize their rental business and make data-driven decisions. Overall, direct booking software enhances control, revenue, guest experience, and business performance for property owners.

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# Direct Booking Software

## FindRentals

FindRentals is a platform that offers a range of services for property managers of vacation rentals. Key features include listing rentals on their platform to enhance visibility and attract more bookings. They also provide digital marketing efforts to increase website traffic and targeted advertising campaigns to improve brand awareness.

Additionally, FindRentals enables direct bookings through their platform, giving property managers more control over the rental process. Their tools and features assist in gathering and managing renter information, optimizing the booking process, and enhancing customer experiences. Overall, FindRentals aims to support property managers in increasing visibility, bookings, and efficiency in managing vacation rentals.

## ICND

ICND (Internetwork Consulting and Network Design) is a company that offers services to property managers, focusing on network design, security, and ongoing support.

They help property managers ensure reliable and secure networks for effective property management and enhanced guest experiences. Their services include network design and implementation, network security solutions, and ongoing maintenance and support. By leveraging ICND's expertise, property managers can optimize their networks, protect data, and deliver a seamless experience to their guests.

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# Direct Booking Software

## GetawayGoGo

GetawayGoGo is a platform that helps property managers to list and manage last-minute vacation rental availability, discounts, cancellations, and specials. It allows property managers to offer book direct pricing to guests, which means that the guests can book the rental directly with the property manager rather than through a third-party platform like Airbnb.

One of the key features of GetawayGoGo is its integration with property management systems (PMS), which allows property managers to easily update the availability of their rentals in real-time.

This is particularly useful for handling last-minute updates, such as cancellations or changes in availability.

## LODGEA

LODGEA is a website builder designed specifically for property managers, including those in the rental and hotel industries. Its key features include a booking engine and marketing automation tools.

With LODGEA, property managers can create their own online booking platform and set public pricing for their properties. This can help them streamline their booking process and make it easier for potential guests to book a stay at their property.

Some potential advantages of using LODGEA include the ability to manage bookings and marketing efforts in one place and the convenience of having a dedicated platform for managing your property's online presence.

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# Direct Booking Software

## Dtravel

Dtravel is a direct booking platform designed specifically for property managers of vacation rentals. It is intended to help these property managers facilitate bookings for their properties without the need for intermediaries such as online travel agencies (OTAs). This can potentially allow property managers to retain a higher percentage of the booking revenue, as well as have greater control over the booking process and guest experience.

One key feature of Dtravel is its support for multiple payment methods. This means that guests who are interested in booking a property through the platform can choose from a range of payment options, making it easier for them to complete the booking process.

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## 9. IoT / Smarthome

IoT (Internet of Things) and smart home software allow rental property owners to remotely control and monitor various aspects of their rental properties.

This can include things like adjusting the thermostat, turning lights on and off, and controlling appliances. Smart home software can also provide alerts and notifications, such as detecting water leaks or unauthorized entry.



### Why should I use IoT / Smarthome Software?

IoT/smarthome software enables rental property owners to remotely control and monitor their properties.

It offers convenience, energy savings, and enhanced security. Owners can adjust temperature, manage lighting, and receive alerts for issues like water leaks.

This technology streamlines property management, improves guest experience, and helps make informed decisions for maintenance and upgrades.

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# IoT / Smarthome Software

## Nest

Google Nest offers a range of smart home devices, including thermostats, cameras, doorbells, and speakers. These devices enable property owners to remotely control and monitor their rental properties, enhancing comfort and security.

The smart thermostats learn occupant habits to optimize temperature settings, while the security cameras provide remote access for real-time property surveillance. Doorbells with cameras allow owners to see and communicate with visitors remotely. Integration with other smart devices enables voice-controlled management.

Google Nest devices offer convenience and efficiency for property owners, improving the rental experience for both themselves and their guests.

## Honeywell

Google Nest offers a range of smart home devices, including thermostats, cameras, doorbells, and speakers. These devices enable property owners to remotely control and monitor their rental properties, enhancing comfort and security.

The smart thermostats learn occupant habits to optimize temperature settings, while the security cameras provide remote access for real-time property surveillance. Doorbells with cameras allow owners to see and communicate with visitors remotely. Integration with other smart devices enables voice-controlled management. Google Nest devices offer convenience and efficiency for property owners, improving the rental experience for both themselves and their guests.

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# IoT / Smarthome Software

## **ecobee**

Ecobee is a company that designs and manufactures smart thermostats and other smart home products that can be controlled remotely using a smartphone app or other connected devices.

These thermostats allows property owners to control the temperature and energy usage in their rental properties remotely, this way they can improve the comfort for their renters and also save money on energy costs.

They can also set schedules or create temperature programs to make sure the property is at a comfortable temperature for renters when they arrive, or turn off heating or cooling when the property is unoccupied.

They can also monitor the energy usage of their rental property and optimize it for energy efficiency and cost savings.

## **NoiseAware**

NoiseAware offers a comprehensive monitoring system for vacation rental owners to manage noise levels and occupancy at their properties. With discreet indoor and weatherproof outdoor sensors, owners can track volume levels without invading guests' privacy.

The intuitive dashboard provides real-time data, historical insights, and instant alerts accessible from anywhere. Owners can set quiet hours, receive notifications for excessive noise, and resolve 90% of issues within 30 minutes using the AutoResolve feature. Additionally, the optional CrowdControl feature aids in complying with Airbnb's party ban and preventing occupancy violations.

NoiseAware empowers owners to protect their properties and maintain positive neighbor relations.

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# IoT / Smarthome Software

## Minut

Minut is a versatile sensor that offers occupancy monitoring and home security features for property managers. With its noise monitoring capability, it helps prevent noise issues and safeguards businesses.

The occupancy monitoring feature detects overcrowding and notifies property managers in real-time. Minut's tamper detection alerts users if it is moved or disabled. It also provides a security alarm and siren for added protection between bookings.

The sensor can be installed anywhere and does not require proximity to a power outlet. Additionally, Minut ensures guest safety by alerting property managers to fire or CO alarms. The sensor prioritizes privacy and can be integrated with other home automation systems for enhanced security and convenience. Control and monitoring are available through the smartphone app.

## Dack

Dack offers a comprehensive guest app designed to enhance the rental experience for both property managers and guests. With Dack's platform, property managers can upsell additional services, create digital property guides, control digital assets and locks, and provide local recommendations. The app also enables guest verification, digital check-in/out, and seamless messaging between guests and property managers.

With smart home and IoT management capabilities, Dack simplifies the management of rentals. The platform includes smart lock features, allowing remote access control via a web-based interface or mobile app. Dack's goal is to streamline rental management and deliver a seamless guest experience. Pricing details are available upon request.



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# 10. Facility Management

Facility management software is a type of software that can help rental property owners manage their properties more efficiently and effectively.

It can be used to schedule and track maintenance and repair work, manage guest requests and complaints, and keep track of important documents such as leases and contracts.



## Why should I use Facility Management Software?

Using facility management software can greatly benefit rental property owners in managing their properties more efficiently. This software allows owners to schedule and monitor maintenance and repair tasks, handle guest requests and complaints, and organize important documents like leases and contracts. Additionally, some facility management software can assist with financial responsibilities such as rent collection and budgeting.

By utilizing this software, property owners can streamline operations, automate processes, and ultimately save valuable time and resources in managing their properties.

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# Facility Management Software

## Yardi

Yardi provides property management software solutions through its platforms, Yardi Voyager and Yardi Breeze. Both platforms offer accounting features, operations management tools, and ancillary services. Yardi Voyager is a comprehensive system tailored for real estate operators with diverse needs, providing customization options, advanced services, and training opportunities. It supports various property types and integrates with other software.

On the other hand, Yardi Breeze is a user-friendly platform suitable for different property types and associations. It offers quick setup, accessibility on any device, and chat support. Users can upgrade to Yardi Breeze Premier for enhanced features.

## Sojo

Sojo is a platform that automates the delivery of amenities to vacation rental properties. It helps property managers streamline the process of supplying the properties with items such as bathroom and kitchen amenities, pantry stock, maintenance items, and guest gifts.

Property managers can easily connect their reservation calendar to automate the delivery of amenities on turn days and choose from a catalog of quality and eco-friendly products, with the option to customize and private-label product packaging for a unique guest experience.

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# 11. Security and Access

Security and access software helps rental property owners enhance safety and convenience. Keyless entry allows remote access control, eliminating the need for physical keys. Security cameras monitor properties to deter crime and capture incidents. Smart locks enable remote property access management. Alarm systems provide protection against burglaries. Access control systems ensure controlled access to specific areas. With security and access software, owners can safeguard their properties and ensure guest safety.



## Why should I use Security and Access Software?

Security and access software offers convenience and enhanced safety for rental property owners. With features like keyless entry, owners can remotely grant or revoke access to their properties without the need for physical keys. Security cameras deter crime and provide evidence if needed. Smart locks enable seamless remote access management, while alarm systems protect against burglaries. Access control systems ensure controlled access to specific areas. By using security and access software, property owners can improve guest experiences, safeguard their properties, and simplify access management.

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# Security and Access Software

## Dormakaba

Dormakaba specializes in providing secure access control solutions for buildings and rooms. Their offerings include integrated end-to-end access solutions that seamlessly work together. They offer a wide range of advanced systems, such as electronic locks, card readers, and biometric scanners, catering to various applications and industries.

Dormakaba prioritizes practicality and innovation in their designs, ensuring user-friendliness. Additionally, they provide Building Information Modeling (BIM) objects for building design purposes. The company offers customer support, including sales, customer service, and technical assistance. They also provide information on product ordering and pricing on their website.

## KeyNinja

KeyNinja is a service provider that specializes in cleaning and check-in services for Airbnb hosts and property managers. They offer professional cleaning services to prepare properties for guests and assist in coordinating various tasks related to property management.

KeyNinja integrates with Airbnb to streamline the booking and reservation management process. They also provide remote inspections to ensure proper property maintenance. KeyNinja aims to offer convenient and user-friendly services, enabling hosts and property managers to efficiently manage their properties. Pricing information and security lock services are not publicly disclosed by the company.

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# Security and Access Software

## **KEYINCODE**

KEYINCODE is a company that designs and manufactures a range of electronic and mechanical access control products which can meet codes and standards for different security applications.

They are able to provide a variety of access methods, including keypads, cards and even phone access, as well as traditional mechanical keys, The company's primary focus is on providing a secure solution that give access through code.

## **Yale Smart Locks**

Yale Smart Locks is a brand that manufactures electronic locks for residential and commercial properties.

The locks can be controlled and accessed remotely via a smartphone app or other connected devices. This allows property owners to grant access to their rental properties to renters, without the need for physical keys. The locks also provide activity logs, so the owners can keep track of who accessed the property and when. These features can make the check-in process more convenient and secure for both the property owner and the renters, and can also help owners keep track of their property access even when they are away.

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# Security and Access Software

## PointCentral

PointCentral offers a scalable access control solution designed for long-term and short-term rental communities. Their platform supports various property types, including vacation rentals and corporate housing. With integration capabilities, PointCentral enables remote communication with guests through intercom systems and video doorbells.

The platform also integrates with smart locks, allowing property managers to remotely control access to doors and locks. The web-based dashboard and mobile app provide convenient access management. Automated guest access features enable guests to enter properties using PIN codes or Bluetooth keys. Additionally, PointCentral ensures secure access management by allowing property managers to grant and revoke access even if a guest loses their credential. The company does not disclose pricing information publicly.

## Jervis Systems

Jervis Systems provides a platform that automates access to smart locks and garage doors, catering to property managers across various property types. Their platform seamlessly integrates with property management systems (PMS), streamlining the process of granting access to guests.

Through automated guest access, guests can enter properties using PIN codes or Bluetooth keys. Property managers have the ability to securely grant and revoke access to doors and locks, even if a guest misplaces their credentials. The platform is accessible via a web-based dashboard and mobile app, enabling convenient access management. Jervis Systems aims to simplify access management for property managers and deliver a seamless guest experience. While the company does not publicly disclose pricing, they offer a free trial for their services.

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# Security and Access Software

## RemoteLock

RemoteLock is a company that provides a software platform for managing access to doors and locks. The platform is designed to work with both smart locks and traditional, hardwired locks. It can be used for a variety of applications, including multifamily residential buildings, commercial properties, and short-term rentals.

RemoteLock offers a range of features to help manage access to doors and locks, including:

- The ability to control access to doors and locks remotely, using a web-based interface or a mobile app
- Many credential options, including keycards, PIN codes, and Bluetooth keys
- Integration with property management systems (PMS) to automate the process of granting access to guests
- Automated guest access, allowing guests to enter a property using a PIN code or Bluetooth key
- The ability to securely grant and revoke access to doors and locks, even if a guest loses their credential

RemoteLock's platform is designed to be flexible and easy to use, with the goal of making it easier to manage access to doors and locks. The company does not publicly disclose pricing for its products and services.

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# 12. Channel Management

Channel management software streamlines the process of managing rental properties across multiple booking channels.

With features like synchronized calendars, real-time rate and availability updates, automated guest messaging, and performance analytics, property owners can save time, increase bookings, and efficiently manage their properties across various platforms.



## Why should I use Channel Management Software?

Channel management software is essential for rental property owners who want to effectively manage their properties across multiple booking channels.

By using this software, property owners can easily synchronize their availability calendars, update rates and availability in real-time, automate guest messaging, and gain insights into their performance and revenue on each channel. With the ability to accept and manage bookings from multiple channels in one centralized platform, property owners can save time, reduce manual errors, increase their property's visibility, and ultimately maximize their bookings and revenue.



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# Channel Management Software

## Guesty

Guesty is a property management platform designed for vacation rentals, serviced apartments, and multi-family buildings.

It streamlines listing management, reservations, and guest communication while automating essential tasks like rate adjustments and messaging. With a centralized dashboard, users can efficiently oversee multiple properties and bookings.

The platform integrates with popular listing sites like Airbnb, Booking.com, and Expedia, ensuring seamless synchronization. Guesty also includes features such as a booking calendar, messaging system, task automation, and payment processing, making it a comprehensive solution for property managers and hosts in the vacation rental industry.

## Tokenet

Tokenet is a platform for vacation rental owners that provides a variety of tools to help them manage and grow their business. The platform includes a range of services such as a channel manager, rate management, invoice and payment processing, business automation, a website builder and owner management.

The channel manager allows users to easily manage and grow their business across different channels. Rate management allow users to automatically update rates daily, depending on demand and occupancy. Invoice and payment processing tools allows users to create and send invoices to guests automatically and accept payments.

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# Channel Management Software

## FantasticStay

FantasticStay is a platform for vacation rental owners that provides a suite of tools to help manage and optimize their properties. The platform includes features such as property management, automated communication, and marketing tools to help users increase bookings and revenue.

One of the key features of the platform is its property management system, which allows users to manage calendars, bookings, rates, and payments for all their properties in one central location. The platform also includes tools for automated communication such as automated responses to guest inquiries, which can help save time and increase efficiency.

## Lodgify

Lodgify is a platform for vacation rental owners that provides a suite of tools to help manage their business. The platform includes a property management system, a website builder, a channel manager, and booking and payment processing capabilities.

The property management system allows users to centrally manage calendars, bookings, rates, and payments for all their properties. The website builder allows users to create a website to increase their direct bookings, free from commissions, while the channel manager allows users to automatically sync calendars, rates, and reservations with sites like Booking.com, Airbnb, HomeAway/Vrbo, Expedia and more. The platform also includes an integrated booking system and a payment processing feature that allows users to easily take credit card payments, in multiple currencies, securely on their website.

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# Channel Management Software

## **Smoobu**

Smoobu is a comprehensive solution for vacation rental property owners, offering a range of tools and services to streamline property management.

With Smoobu, owners can efficiently manage their properties across multiple channels, automate essential tasks, track bookings and payments, analyze property performance, and communicate effectively with guests. By providing these features in one integrated platform, Smoobu simplifies property management and enhances the guest experience. For pricing and further information, interested property owners can visit Smoobu's website.

## **Uplisting**

Uplisting offers a comprehensive suite of tools and services designed to empower vacation rental property owners in managing their properties more efficiently. With Uplisting, owners can effortlessly manage availability and rates across multiple channels, such as Airbnb, VRBO, and Booking.com.

The platform's automation capabilities automate crucial tasks like price updates and guest messaging, saving valuable time. Uplisting also provides marketing and optimization tools to attract potential renters, along with detailed reporting and analytics to track property performance and revenue. By utilizing Uplisting, property owners can streamline operations, enhance marketing efforts, and make data-driven decisions for their vacation rental business.

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# Channel Management Software

## Host Tools

Host Tools is a comprehensive vacation rental management software designed to enhance the efficiency of property owners. With Host Tools, owners can effortlessly manage their listings on multiple booking platforms, such as VRBO and Airbnb, through a centralized platform.

The software facilitates booking management by organizing reservations, payments, and calendars while enabling seamless communication with guests. Pricing optimization tools help owners set competitive rates based on demand and competition, maximizing revenue potential. By offering a suite of features, Host Tools aims to streamline the vacation rental process, save time, and improve overall property management efficiency.

## RentRedi

RentRedi is a property management software that helps vacation rental owners manage their properties.

The software provides a range of features such as online booking, calendar synchronization, automated communication with guests, and the ability to process payments. Additionally, it provides tools for managing reservations, coordinating cleaning and maintenance, and tracking financials. It also could help with the distribution of your property on various listing channels. The goal is to simplify the process of managing vacation rental properties, so that owners can focus on growing their business and increasing revenue.

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# Channel Management Software

## Hostify

Hostify is a platform that provides vacation rental owners with tools and services to help them manage and market their properties.

This may include features such as automation of tasks such as bookings and messaging, as well as data analytics and online listing management.

Hostify aims to help vacation rental owners streamline the process of managing their properties and increasing occupancy and revenue.

## Hostaway

Hostaway is a powerful software tool designed to simplify property management and marketing for owners and property managers. Its reservation management feature allows seamless acceptance and processing of bookings, including sending confirmations, invoices, and managing payments.

With guest communication tools, property managers can effortlessly engage with guests throughout their stay, utilizing automated email templates and messaging tools. Customizable booking websites optimized for mobile devices attract potential guests, supporting multiple languages and integrating with popular booking platforms. Hostaway also offers marketing tools like dynamic pricing and SEO optimization, enabling property managers to maximize bookings and reach a wider audience. Pricing details are available upon inquiry.

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# Conclusion

In conclusion, the TIDY Ultimate Property Management Software Guide has provided a comprehensive overview of various software solutions available to rental property owners.

Throughout this ebook, we have explored different categories of property management software. By leveraging these software tools, rental property owners can streamline their operations, enhance the guest experience, optimize revenue, and improve overall efficiency.

Investing in property management software can bring numerous benefits, including increased revenue, improved guest satisfaction, reduced administrative tasks, and enhanced operational efficiency. However, it's important to evaluate your budget and choose software that offers a good balance between features and cost-effectiveness.

Take the next step towards optimizing your property management business by trying TIDY today. Connect with our team and discover how our platform can revolutionize your cleaning and maintenance processes, saving you time, money, and effort

**Visit [TIDY.com](https://tidy.com)** now to learn more and start your journey towards effortless property management success!



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