VENTURE SUCCESS ACADEMY

Listing Descriptions

These descriptions serve as a template for my listings. Feel free to adapt it to suit your own properties. I strongly advocate for honesty and transparency from the outset to ensure clear communication regarding the listing's attributes. By presenting an accurate portrayal, you can attract guests who align with your property's offerings, ultimately leading to positive reviews and enhanced profitability.

General Listing Outline:

Your listing should be of similar structure; adding specific/special amenities and details that make your property stand out!

Title: [Descriptive Title of Your Airbnb Listing]

Introduction:

Property Overview:

Amenities/Accommodations:
- [Feature 1]
- [Feature 2]
- [Feature 3]

Location Highlights:

Guest Interaction:

House Rules & Check-Out Procedure:

What We Provide & What You Need to Bring:

Description Bullet Points:
- [Feature Highlight 1]
- [Feature Highlight 2]
- [Feature Highlight 3]

FAQs:

Thank you for considering our Airbnb for your upcoming trip. We look forward to hosting you and ensuring your stay is nothing short of exceptional. Should you have any questions or require further assistance, please don't hesitate to reach out. Your comfort and satisfaction are our top priorities. Safe travels!

SAMPLE “About This Space” Listing

VERY IMPORTANT! PLEASE READ EVERYTHING BELOW INCLUDING OUR "FAQs, WHAT WE PROVIDE & WHAT YOU NEED TO BRING" SECTION AT THE BOTTOM, AS WE HAVE VERY IMPORTANT INFORMATION. YOU'LL SEE WHAT IS INCLUDED & WHAT IS NOT.

We strive to create the best experiences for our guests, and part of that is excellent communication. When you arrive, we want you to experience exactly what we described.

This home is one of four homes on the lot (a fourplex). That means there are four houses, and this is one of those houses.

Our Mission: We Provide Affordable Vacation Rental Homes for Families and Friends where they can Have Fun, Connect and Create Life-Long Memories.

- **2 Rooms**
- **1 Bathroom**
  - **Room #1:** King Bed
  - **Room #2:** King Bed
  - **Common Area / Living Room:** Sofa bed and air mattress

We know how expensive it is for homes of up to 8 guests; therefore, we have done what other homes in our area cannot, which is host up to 8 guests at a great price, making it affordable for your stay.

This home is about 700 square feet and is part of the "Minimalism Movement." A minimalist home is calming, more appealing, and has what it needs without the excess space and clutter.

When you walk into this home, you walk straight into the top level. There is a house beneath this home, and it is "Noise Sensitive." It is very important to keep ALL noise levels down. No running while inside this home or music, as it easily comes down to the home beneath you. Absolutely no noise after 10 pm.

If you are having some sort of celebration and need a home where you can party, play music, or make a lot of noise, this is NOT the home for you.

Parking: 1 Small-to-Midsize Vehicle Parking Space is reserved in the Backyard. (No large vehicles Fit in the Backyard) Street Parking is Available for additional Cars or large vehicles (See Signs for Street Sweeper days)

We Recently Installed 3 NEW Window AC (Air Conditioning) Units on 4/1/2021. Don't mind our friendly dog :D (Labrador) he's in a closed gate. Away from your area.

This home has a Full Kitchen: Refrigerator, Stove, Sink, Microwave, Coffee Pot, Cooking Ware, Plates, Cups & Utensils. We provide towels to shower & WIFI.

Complimentary Washer & Dryer with Detergent & a BBQ Grill in the Backyard Guests Love the proximity to major freeways.

- Guests agree to keep premises in good condition and be financially responsible for any items missing or broken.
- Smoking outside only.
- By Booking this Home, you are agreeing to these house rules, and you agree to hold yourself liable for any personal injuries that may occur during your stay here at this Home.

We have made Many Improvements thanks to the Reviews. If you have a Question or concern, please Message us. Our Priority is in Creating a 5 Star Experience.

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SAMPLE “About This Space” Listing Cont.

Driving Distance

By Booking, you Understand that distances will depend 100% on Miami traffic. These are estimates only and may not be accurate. It's best to Map “From” Boyle Heights “to” the Destination you desire to get a more accurate driving distance / length.

- 5 - 10 min to Downtown MIA, 5 Miami Airport, 5 min to Wynwood, 5 - 7 Design District, 10-13 South Beach (Ocean Drive), 10min Dodgers Stadium, 10min California Science Center, 10min USC, 15min Korea Town, 15min Hollywood Bowl, 20min Universal Studios Hollywood, 20min The Getty Center, 20min Griffith Observatory, 20min Knott's Berry Farm, 25min LAX, 25min Disneyland, 25min Hollywood, 25min Santa Monica / Venice Beach

Guest access

You'll have 100% Privacy inside this Home. It is a Keyless Entry; therefore, we will send you the Code, and No need to Meet in Person.

Interaction with guests

We are available by Text/Call or the Airbnb App at all times for any questions you might have.

Other things to note

FAQs, (Frequently Asked Questions) What We Provide and What you need to bring.

- Check-in is 3 pm
- Check-out is 10 am
- You can check-in any time after 3 pm and as Late as you Want, you will have an Access Pin Code to enter.
- Early check-in depends on if the Home is Cleaned Early Enough; you can ask if it is available to check-in early the day before you arrive, and we will confirm.
- No Late Check-out as we have to Clean the Home for same-day Guests.
- The Deposit is Not Charged. The Deposit is in case there is Damage to the home, but it is Not charged to your total at all.
- The Cleaning fee will automatically be applied into the Total amount that you see upon booking.
- In order to make the reservation, you must pay in full; there are no other options.
- Yes, you can pay "tomorrow" or "next week," but it is likely someone else will book it before you as this home is booked 95% of the time.
- If you are looking for directions or locations, it is best to look up "Trip Advisor" for things to do in the Area and "Yelp" for Restaurants. (FREE Apps on your phone)
- We will send you All Information and Address Prior to your Arrival.
- We Provide CLEAN Sheets & CLEAN Towels to all Guests upon Check-in.
- You can Check Available Dates from the App where you are messaging us from.

WHAT WE PROVIDE:
- 2 Toilet Paper Rolls to get you started; you must provide the rest for the duration of your stay.
- 1 Paper Towel Roll to get you started; you must provide the rest for the duration of your stay.
- I’ll Provide you locations of stores to walk and or drive to upon check-in; it’ll be in the Welcome Folder.
- Shampoo
- Coffee
- Creamer
- Sugar
- Hand Soap
- Dish soap
- Trash Bags
- Windex
- Broom
- Mop

SAMPLE “About This Space” Listing Cont.

WHAT YOU NEED TO BRING:
Everything Else not listed above that you would use.

CHECK OUT PROCEDURE:
We will have a check-out procedure for you in our Welcome Folder.

In case you need help with anything, Pete, our friendly on-site manager, is there to help; he lives in the 3rd Home.

No Events or Parties. No Noise after 10 pm.

IMPORTANT! TO AVOID AN ADDITIONAL CLEANING FEE, PLEASE FOLLOW THE CHECK-OUT PROCEDURE LIST BELOW. (IF YOU DO NOT COMPLETE THE LIST BELOW YOU WILL PAY AN ADDITIONAL CLEANING FEE EQUAL TO WHAT YOU PAID)

CHECK-OUT TIME IS 11 AM SHARP

- CLEANING STAFF WILL ARRIVE AT 11 AM SHARP TO CLEAN FOR SAME DAY

GUESTS CHECKING IN A FULL DAY BOOKING FEE OR $150 WHATEVER IS MORE WILL BE CHARGED FOR UNAPPROVED LATE CHECK-OUTS AS IT AFFECTS THE SCHEDULE OF THE ENTIRE DAY. LATE CHECK-OUT REQUESTS ARE KINDLY DECLINED AS WE HAVE GUESTS CHECKING IN IMMEDIATELY AFTER IT’S CLEANED & OUR STAFF IS ON A TIGHT SCHEDULE REMOVE ALL TRASH BY USING THE BIG CONTAINERS LOCATED OUTSIDE IN THE BACKYARD PLACE USED TOWELS BY THE WASHER AND DRYER LEAVE UNUSED BEDS MADE SO THE MAID KNOWS THEY ARE CLEAN WASH YOUR DISHES & KITCHENWARE & PUT THEM AWAY AS THEY WERE CLEAN AFTER YOURSELVES, WE WILL TAKE CARE OF DETAILED CLEANING THROW AWAY ALL OPENED FOOD FROM REFRIGERATOR PLEASE ONLY LEAVE UNOPENED ITEMS IN REFRIGERATOR, OPENED CONDIMENTS ARE OK IF YOU LEAVE FOOD / SPICES / COFFEE, MAKE SURE IT’S NOT RANCID IF YOU MOVE FURNITURE, PUT THEM BACK TO THEIR ORIGINAL POSITION TURN OFF LIGHTS, FANS, AND THERMOSTAT UNPLUG ALL SMALL APPLIANCES (COFFEE MAKER, BLENDER, ETC.) TURN OFF ALL FAUCETS & LET US KNOW OF ANY RUNNING TOILETS OR LEAKS LOCK & CLOSE THE MAIN ENTRANCE DOOR AND OUTSIDE GATES DOUBLE CHECK FOR ALL YOUR BELONGINGS (WE ARE NOT RESPONSIBLE FOR ITEMS LEFT BEHIND) THE TV REMOTE CONTROL SHOULD BE LEFT IN THE LIVING ROOM TABLE IF YOU USED THE DRYER, LEAVE LINT TRAP CLEAN BY BOOKING THIS HOME, YOU ARE AGREEING TO THESE HOUSE RULES AND YOU AGREE TO HOLD YOURSELF LIABLE FOR ANY PERSONAL INJURIES THAT MAY OCCUR DURING YOUR STAY HERE. WE ARE NOT RESPONSIBLE FOR ITEMS LEFT BEHIND.

Description Bullet Points

- Walk to the beach, 5 Minutes from all major attractions
- Pool and game room
- Super-fast Wifi
- Everything you need for a short or long stay
- Fully equipped property
-All smart TVs throughout the house

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