

HOUSE



Your Unique Guide:

Airbnb House Rules To Ensure 5 Stars Reviews

Cape Town Airbnb Management Agency.



airbnb

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Introduction To Airbnb House Rules

In this blog post, I'll provide you with our 12 years of experience in setting unique Airbnb house rules. We experienced the good and the bad managing 100s of Airbnb's in Cape Town.

We will look at practical ways to set these Airbnb house rules in a firm but friendly manner. If you're an Airbnb host or owner with more than one property, it's important to have some ground rules.

- Learn how you can make your guests stay memorable if you know how to explain boring rules in a creative way.
- Discover how you can get 5-star ratings while not compromising bad behaviour for short term gain.
- The secrets to setting expectations early will make it a breeze.
- Rules allow your guests to be well-taken care of.
- How to set boundaries within which guests can have fun.

Today you'll discover more ways to make sure your Airbnb hosting experience is smooth sailing from start to finish, read on!

How To Communicate Airbnb House Rules In The Accommodation To Get 5-Star Reviews?

Prepare For 5-Star Feedback or Do You Make Guests Yawn?

The rules of your home can be a bore. Yes. It can bring you bad reviews. But you can bring more personality to the table. Make guests feel like they are coming into an invitation-only space. And employ your brand voice as you set these house rules. We recommend letting them shine!

Whatever you do; underestimating a fool can cost you. Fools will break things if they think (do they think?) it's breakable. But if you tell them about these issues they will avoid them.

But how?

Let's Have A Look At In-House Airbnb Rule Examples

WRONG! You may want to warn guests about your old toilet system and say,

Please do not flush anything synthetic down the loo. This includes but is not limited to; tampons, wet wipes, any bacterial wipes, paper toilets, napkins and wrappers of any sort. The 100-year plus sewage system is unable to cope. Should you refrain from doing so you may be requested to pay for the cost of calling in a plumber.

This is negative, detailed, long and legalistic. Consider a lengthy note as a sticker or board above the toilet. Will it bring a smile. Will they feel welcome? No. Rather....

CORRECT! Stipulate at the Airbnb listing rules in the home manual and get the host to discuss it:

I know you don't appreciate a blocked toilet. Flushing anything but toilet paper will give you a 100-year "surprise". The ancient plumbing comes with this old home. And the last thing we want is to request money from you to clean it.

Tip: Should I Add Stickers/Boards With Guest Rules On My Walls?

No.

I don't recommend it. There are better ways.

Did you know?

People tend to avoid risk when a positive frame is presented but seek risks when a negative frame is presented. [More.](#)

Have you seen those homes with Don't This! Don't That. You start but may never stop. Signs like these....



Explain Why You Have These House Rules And Never Hide Risks

Welcome to your new home—our list of house rules will help you get settled.

It's natural instinct: when we're given a rule, we want to know the reason why. As the host, show them that following these simple guidelines won't hurt anyone. And they'll have the best time possible in this Airbnb listing!

Not an essay! Give quick reasons for each one on our list of house rules, so everyone feels what's expected with context or reason. They prefer that.

You should write an Airbnb rule so that they see the benefit it brings to them and others. Hiding stuff is not great as surprised guests give bad reviews.

For example;

1. We are trying to ensure the well-being of neighbours by setting quiet hours.
2. Or mention how much it means to be able to host guests with (pet) allergies without fear, and
3. Unregistered visitors insured if anything happens in their absence. And who plans to depart early because of a simple broken rule? Rather inform the host.

Make Your House Rules Readable

Try positive sentences, use humour, simple and short sentences. And if you use legalise you are doing it wrong. There are exceptions; like the disclaimer, we add to the bottom of the rules list.

Where & When To Share Your Airbnb House Rules

Your Airbnb house rules are critical and many guests don't bother to read them. Repeat them. Do it with flair, authority but sergeant major is over the top.

You must start at the beginning. As they enquire at Airbnb.

Upon booking send them an automated and friendly email with a free e-book on things to do plus a link to your rules.

Exchanging arrival details; prepare them. Address their expectations. As you know parties and extra guests are issues. Look at [this article](#) to set expectations pre-arrival to get more 5-star reviews.

When they arrive, go through the house manual with a copy of the rules. Describes the ways of the home. Tell them about the grumpy neighbour (or whatever), in a firm but friendly voice, the most important house Airbnb rules. And where to find it in the house Airbnb Rule

Examples in the Airbnb house rules manual:

You may say to them,

“Now for the important part. It’s time to explain some rules. Rules to ensure your stay is pleasant, relaxing.

We’ve found guests who don’t know these crucial guidelines are often surprised.

Airbnb House Rules Examples

These Airbnb House Rules Examples is available [here](#)

Frequently Asked Airbnb House Rules

Are Airbnb House rules legally binding?

Airbnb’s Terms of Service are enforced by all members, and every individual user agrees to abide by them. The Airbnb rules- including your specific House Rules –are legally binding.

What happens if an Airbnb guest breaks house rules?

The Airbnb House Rules are a vital part of your Airbnb listing. If you have any guests that break a rule or make you feel unsafe, then there’s no need to sweat it. Airbnb will support and protect you! But get them on your side early.

Decline the reservation request, or cancel their stay so that things don’t escalate out of the control-either.

We suggest you ensure the guests are informed via the Airbnb app (for the record) and via other means. It’s critical to get hold of Airbnb support immediately and get their support.

You don't want to complain to the guest and the guest counteract by contacting Airbnb first for your "unfair" treatment.

Can an Airbnb host evict a guest?

It depends on your local laws. You may not be able to remove them from your property without proceeding through the required eviction processes in court.

If you rent monthly stays, make sure to let your guests sign an additional rental agreement before finalizing the booking.

You can include a penalty daily chargeable for guests staying outside the confirmed dates. [More here.](#)

How do you write House rules on Airbnb?

Ensure you list all things you don't want guests to do. Include warnings to guests of issues they may encounter; like open balconies, open staircases. Tell them about things they may encounter that they may not expect.

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Have Fun

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