CLEARPATH AI

100 AI PROMPTS FOR

SHORT-TERM RENTALS

Across 10 Short-Term Rentals Workflows · owneroperated.ai

Listing Optimization — 10

- Airbnb title & description
- Photo caption writing
- Amenity highlight copy

Guest Communication — 10

- Booking confirmation messages
- Check-in instructions
- Late checkout responses

Pricing & Revenue — 10

- Dynamic pricing strategies
- Gap night discounts
- Long-stay pricing tiers

Property Management — 10

- Turnover checklists
- Maintenance request systems
- Vendor & cleaner coordination

Guest Experience — 10

- Local area guidebooks
- Welcome note writing
- Review-worthy moments

Reviews & Reputation — 10

- 5-star review strategies
- Response templates
- Profile ranking tips

Regulatory & Tax — 10

- STR permit research prompts
- Tax prep documentation
- HOA & local rule navigation

Scaling & Growth — 10

- Multi-property systems
- Co-host agreement templates
- Arbitrage & expansion models

Direct Booking & Marketing — 10

- Direct booking website copy
- Email list building campaigns
- Social media for STR hosts

LISTING OPTIMIZATION

1 Write an Airbnb listing title for a {property_type} in {location}. Highlight: {top_feature}. Under 50 chars.

2 Rewrite this Airbnb description to rank higher in search and convert more clicks to bookings: {current_description}

3 Create a 'neighborhood guide' section for our listing in {neighborhood}: walkable spots, hidden gems, local tips.

4 Write photo caption alt-text for our listing's 12 primary photos: {photo_descriptions}. SEO and accessibility.

5 Draft an amenities highlight section: top 5 things guests rave about at our {property_type}.

6 Write a Vrbo/VRBO listing description for a {property_type} that emphasizes family-friendliness.

7 Create a 'Why you'll love it here' section for a {property_type} listing targeting {guest_type}.

8 Draft a seasonal listing update for {season}: updated photo suggestions, seasonal amenities, updated description.

9 Write an accessibility feature description for a listing that's wheelchair-friendly: what to include, how to phrase.

10 Create a pet-friendly listing description: rules, amenities, what guests love, fee structure.

GUEST COMMUNICATION

1 Write a booking confirmation message: welcome, what to expect, pre-arrival checklist, how to contact us.

2 Create a check-in instructions message: access code, parking, WiFi, house rules, emergency contacts.

3 Draft a 'day before arrival' message with weather, local tips, nearest grocery store, and arrival time reminder.

4 Write a check-out instructions message: cleaning basics, key return, checkout time, review request.

5 Draft a response to a guest requesting early check-in at {time} vs. our standard {standard_time}.

6 Write a response to a guest complaint about {issue} mid-stay. Empathetic, offer a solution, preserve the review.

7 Create a 'how's your stay?' mid-stay check-in message sent on day 2. Warm, opens a conversation.

8 Draft a response to a guest asking for a late checkout. You can / can't accommodate — both versions.

9 Write a difficult guest message response: they broke house rules about {rule_violation}. Firm but professional.

10 Create a message to a guest who left a mess: document, communicate the extra cleaning fee professionally.

PRICING & REVENUE

10 prompts

1. Write a pricing strategy overview for a {property_type} in {market}: base rate, weekend premium, seasonal peaks.

2. Create a gap night discount offer email/message to guests with bookings on either side of an open gap.

3. Draft a long-stay discount policy: {nights} = {pct}% off. How to present it and when to offer it.

4. Write a last-minute discount strategy for slots {days} days or less from arrival to maximize occupancy.

5. Create a pricing calendar recommendation for {year}: peak weeks, shoulder, slow season, event weekends.

6. Draft a rate increase announcement for returning guests and direct booking regulars. Grateful, transparent.

7. Write a response to a guest requesting a discount for a {reason} (e.g., quiet season, longer stay, loyalty).

8. Create a minimum stay policy explanation for peak dates and why we require {min_nights} nights.

9. Draft a revenue management report: occupancy {pct}%, ADR ${adr}, RevPAR ${revpar} — compare to market.

10. Write a direct booking incentive offer: {pct}% off when they book direct vs. Airbnb. Landing page copy.

PROPERTY MANAGEMENT

1 Create a turnover checklist for our cleaner: {room_count}-bedroom home. Organized by room, photo verification.

2 Write a maintenance request prioritization system: urgent (same day), high (48 hrs), routine (next scheduled visit).

3 Draft a cleaner onboarding guide: our standards, what we pay, how to document issues, communication protocol.

4 Create a 'welcome basket' setup guide: what we stock, where to source, how to replenish, seasonal changes.

5 Write a property inspection checklist for quarterly walkthroughs: exterior, interior, appliances, safety items.

6 Draft a vendor contact sheet: cleaner, handyman, HVAC, plumber, electrician, locksmith — for emergency use.

7 Create an inventory management list for our rental property: linens, towels, kitchenware, consumables.

8 Write a post-check-out damage assessment form: photos, description, replacement cost, guest dispute process.

9 Draft a cleaner communication protocol: how to report issues, photo requirements, timing of messages.

10 Create a seasonal property prep checklist for {season}: what to do, what to add, what to remove.

GUEST EXPERIENCE

10 prompts

1 Write a digital guest guidebook for a {property_type} in {location}: house manual, local recs, emergency info.

2 Create a welcome note to leave at the property: warm, personal, sets the tone, mentions the coffee.

3 Draft a local restaurant recommendation list with personality: 3 date spots, 3 family-friendly, 3 quick bites.

4 Write a 'what to do this weekend' local activity guide for guests arriving in {season} in {city}.

5 Create a guest FAQ document for the property: WiFi, parking, trash, noise, pets, smoking, checkout.

6 Draft a 'we noticed you're celebrating' special occasion upgrade offer for guests marking a {occasion}.

7 Write a beach/ski/mountain packing list for guests staying at our {property_type} property.

8 Create a 'we have everything you need' amenity highlight email sent at booking confirmation.

9 Draft a response to a guest who left a 4-star review and mentioned a specific thing that could be improved.

10 Write a returning guest welcome-back message: personalized, mentions their last stay, exclusive return discount.

REVIEWS & REPUTATION

1 Write a review request message to send right after checkout: warm, makes them feel their feedback matters.

2 Draft a host review for a great guest: clean, communicative, followed rules — memorable but honest.

3 Write a host review for a difficult guest who caused minor damage: honest, professional, factual.

4 Create a response to a 3-star review complaining about {issue}: address it, show you improved, invite return.

5 Draft a response to a 5-star review that mentions a specific feature of the property: {review_text}.

6 Write a strategy for getting from a 4.7 to a 4.9 rating on Airbnb: top areas to improve, communication tips.

7 Create a host profile bio that builds trust with guests: our story, why we host, our hosting philosophy.

8 Draft a response to a 1-star review that you believe is unfair or retaliatory.

9 Write a 'we've made improvements' message to past guests inviting them back to see the upgrades.

10 Create a review system protocol: when to review the guest, what to write, when to respond to our reviews.

REGULATORY & TAX

1 Draft a short-term rental permit application cover letter for {city/county}. Include property address, intended use, and compliance commitment.

2 Write a neighborhood notification letter to adjacent homeowners about our new short-term rental at {address}.

3 Create a tax documentation checklist for a short-term rental: income records, expense categories, depreciable assets.

4 Draft an HOA inquiry letter asking whether short-term rentals are permitted under {community_name}'s CC&Rs.

5 Write a response to a neighbor complaint about noise or parking related to our rental guests.

6 Create a safety compliance checklist for short-term rentals: smoke detectors, CO detectors, fire extinguisher, egress.

7 Draft a platform removal appeal for an Airbnb listing suspended for {reason}: factual, professional, resolve-focused.

8 Write a house rules document that's legally protective but still friendly and guest-oriented.

9 Create a guest screening communication: what information to gather to verify a booking without violating platform rules.

10 Draft an insurance coverage question list to ask your agent about short-term rental liability gaps.

SCALING & GROWTH

1　Write a co-host agreement outline: responsibilities, split, communication, termination, what happens if sold.

2　Create a property acquisition criteria checklist for expanding our STR portfolio: market, property type, financials.

3　Draft an investor pitch for adding a {property_type} to our short-term rental portfolio: financials, projections, ask.

4　Write a property management offer letter to a homeowner who might want to list their property with us.

5　Create a revenue projection model for a new STR in {market}: ADR, occupancy, expenses, net income.

6　Draft a rental arbitrage lease addendum request letter to a landlord. Make it low-risk for them.

7　Write an onboarding process for adding a new property to our STR management system: setup, listing, operations.

8　Create a property performance comparison report: {property_1} vs. {property_2} — which performs better and why.

9　Draft a handoff document when transitioning a property from self-manage to co-host or property manager.

10　Write a '10 properties in 3 years' growth plan: financing strategy, market selection, team building.

DIRECT BOOKING & MARKETING   10 prompts

1 Write homepage copy for a direct booking website for our {property_name} in {location}. Include trust signals and CTA.

2 Create an email capture offer for direct booking: '10% off when you book direct' — landing page and confirmation email.

3 Draft a social media strategy for an STR host: Instagram content mix, posting frequency, hashtag strategy.

4 Write 10 Instagram captions for our {property_name}: interior shots, local scenery, amenities, guest moments.

5 Create a past guest email sequence: 1 month post-stay, 6 months, annual anniversary — drive repeat direct bookings.

6 Write a Google My Business profile for our vacation rental property. What to include, how to optimize.

7 Draft a 'book for the holidays' email campaign to our past guests list. Send in {early_month}.

8 Create a property featured article pitch to a local travel blog or 'best rentals in {area}' roundup.

9 Write a 'refer a guest' program: you get {pct}% discount, they get {pct}% off their first stay.

10 Draft a partnership outreach to a local wedding venue to recommend our property for honeymoons and elopements.