



Self-Manager STR Resource Guide

Curated by The Costigan Group



This is a reference guide for owners who plan to self-manage their short-term rental. It lists the best tools, services, vendors, and learning resources to automate operations and reduce hands-on work.

Guest Communication & Automation (Most Important)

These tools automate guest messages so you're not constantly texting.

- **Hospitable**
 - Automates booking confirmations, check-in instructions, door codes, checkout messages, review requests, and FAQ replies.
 - Best for: Most self-managers.
 - <https://www.hospitable.com>
- **Guesty**
 - All-in-one system for messaging, tasks, calendars, and reviews.
 - Best for: Larger portfolios.
 - <https://www.guesty.com>
- **Hostaway**
 - Unified inbox, automated messaging, and channel syncing.
 - Best for: Scaling hosts.
 - <https://www.hostaway.com>
- **OwnerRez**
 - Highly customizable email and SMS automation.
 - Best for: Tech-savvy hosts.
 - <https://www.ownerrez.com>

Dynamic Pricing

These tools automatically change your nightly rate based on demand, seasonality, and comps.

- **PriceLabs**
 - Automatically adjusts pricing daily using market data.
 - <https://hello.pricelabs.co>

Market Data & Deal Research

These tools show what STRs are actually earning.

- **AirDNA**
 - Market data, occupancy rates, ADR, seasonality, and comps.
 - <https://www.airdna.co>
- **Rabbu**
 - Quick STR income estimates and underwriting tools.
 - <https://www.rabbu.com>

Cleaning & Turnovers

These tools manage cleaners and turnovers.

- **Turno**
 - Schedules cleaners, tracks turnovers, collects photos.
 - <https://turno.com>
- **Breezeway**
 - Creates workflows for turnovers, inspections, and maintenance.
 - <https://www.breezeway.io>

Noise & Party Prevention

- **Minut**
 - Monitors noise levels and occupancy without cameras.
 - <https://www.minut.com>

Guest Experience Tools

- **Hostfully Digital Guidebooks**
 - Creates a digital house manual with rules, WiFi, parking, and local tips.
 - <https://www.hostfully.com>

Smart Locks & Entry Automation

These automate access and reduce lockouts.

- **August Smart Lock**
 - Remote access, code management.

- <https://august.com>
- **Schlage Encode**
 - WiFi-enabled smart lock.
 - <https://www.schlage.com>
- **Yale Assure**
 - Keyless entry and code automation.
 - <https://shopyalehome.com>

(Most PMS systems integrate with smart locks.)

Booking Platforms

Where guests actually book.

- Airbnb – <https://www.airbnb.com>
- Vrbo – <https://www.vrbo.com>
- Booking.com – <https://www.booking.com>

Inventory & Restocking

Used to automate supply orders.

- Amazon Subscribe & Save – <https://www.amazon.com>
- Costco – <https://www.costco.com>
- Sam's Club – <https://www.samsclub.com>
- WebstaurantStore – <https://www.webstaurantstore.com>

Contractor, Maintenance & Property Care

These handle repairs, renovations, and ongoing upkeep.

- **Nashville Maintenance Pros – Eric Schell**
 - General contracting, repairs, renovations, and property maintenance.
 - ☎ (615) 282-4585
 - ✉ projects@callyourpros.com
- **One Tap Maintenance**
 - Ongoing property care for STRs and rentals. Handles quarterly maintenance, HVAC service, preventative maintenance, and recurring needs.
 - <https://onetapmaintenance.com>
- **Your Pros – Nashville**
 - Handyman services, property maintenance, general repairs, landscaping, HVAC basics, plumbing, and electrical.
 - <https://yourpros.com>

Design, Photography & Listing Visuals

- **Designer**
 - Designs by Brooke
 - Interior design and STR-ready installs.
 - <https://www.bbdesignsbybrooke.com>
 - ☎ (615) 905-1883
 - ✉ bbdesignsnashville@gmail.com
- **Photography & Visuals**
 - 615 Media
 - HDR photos, drone, 3D tours, floor plans.
 - <https://615.media>
 - ☎ (615) 200-0848
 - ✉ info@615.media
- **Elevato Visuals**
 - Photos, video, 3D tours, drone.
 - <https://elevatovisuals.com>
 - ☎ (206) 552-9245
 - ✉ info@elevatovisuals.com

Accounting & Tracking (Non-CPA Tools)

These just track income and expenses.

- **Stessa**
 - Income and expense tracking for rentals.
 - <https://www.stessa.com>

STR Learning & Best Practices (High-Quality Articles)

These explain how self-management actually works.

AirDNA – Airbnb Hosting 101

Beginner guide to hosting.

<https://www.airdna.co/guides/airbnb-hosting-101>

AirDNA – Managing an Airbnb Remotely

How to run an STR without living nearby.

<https://www.airdna.co/blog/how-to-manage-airbnb-remotely>

Hostfully – STR Management Guide

Overview of short-term rental operations.

<https://www.hostfully.com/blog/short-term-rental-management-guide>

Hostfully – Management Strategies

Best practices for smoother operations.

<https://www.hostfully.com/blog/vacation-rental-management-strategies>

Vacation Rental Formula – DIY STR Management

How platforms make self-management easier.

<https://www.vacationrentalformula.com/blogs/do-it-yourself-short-term-vacation-rental-management>

BiggerPockets – Self-Management Resources

General self-management resources.

<https://www.biggerpockets.com/blog/resources-to-help-you-self-manage-your-rental-properties>

LandlordStudio – STR Management Guide

Practical overview of STR management.

<https://www.landlordstudio.com/blog/a-guide-to-managing-short-term-rentals>

Rent Responsibly – Check-In & Check-Out Optimization

How to streamline guest arrivals and departures.

<https://www.rentresponsibly.org/optimizing-check-in-and-check-out-at-your-short-term-rental/>

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Summary

This guide provides a comprehensive list of resources for self-managing short-term rentals, covering guest communication, pricing, market data, cleaning, noise prevention, guest experience, smart locks, booking platforms, inventory, maintenance, design, accounting, and learning resources. It aims to help owners automate operations and reduce hands-on work.