

RENTALS UNITED
MORE BOOKINGS. LESS WORK.

**MASTERS OF
DISTRIBUTION
HOW TO ADVERTISE ON**

9flats.com

WHO ARE THEY? | 9Flats.com is a strong vacation rental site in Europe based in Berlin, Germany.

WHERE ARE THEY STRONG? | Their site is translated in multiple languages. Their strongest market is Germany.

WHAT INFORMATION DO WE SEND TO THEM?



Rentals United sends 9Flats

- Rates
- Availability
- Static content such as photos and descriptions

Changes either from your PMS or your own platform if we are connected via API are updated automatically in 9Flats. If you update Rentals United manually, changes in our platform will be pushed to 9Flats.

WHAT RATES DO THEY WANT?



9Flats work to daily / seasonal rack rates so the rates you list in Rentals United are the rates they receive with their commission on top.

They will take the agreed commission amount from the rates they receive from Rentals United.

HOW IS THEIR BOOKING PROCESS?



No direct contact

9Flats take full payment at the time of booking and guarantee the reservation through the cancellation policy you chose when you first signed up with them. They will send full client details.

WHAT EXTRA FEES CAN BE SENT TO THEM?



Cleaning fees and security deposit info. Any additional fees need to be added on top of the rental rates.

HOW ARE THEIR BOOKING MODELS?



Instant booking

9Flats work on Instant booking. If you can't confirm a booking or you have a booking that you need to cancel, you need to contact them directly and there might be a cancellation fee to pay.

HOW IS THEIR PAYMENT PROCESS?



Payment taken by channel

Payments are taken by 9Flats. 9Flats pay out only once the guest is in the property. They pay out via paypal or bank transfer.

CAN YOU UPLOAD YOUR OWN CANCELLATION POLICY?



No

No. You can choose from a number of policies in 9Flats that range from relaxed to strict.

TIP:

Provide a nice and friendly profile in 9Flats as this will encourage guests to book your property.

HOW IS THE CONNECTION PROCESS?

Connection

You will have to sign an agreement with some channels and/or answer additional questions. Note, that even if you have connected your properties from Rentals United, you will not be live until an agreement has been signed.

Check your spam box for emails from the channel. Also, make sure you have the correct email for notifications set up in Rentals United, so they can reach you.


Average onboarding time is 1 week. If you haven't heard back from the channel after this week please email them directly at: support@9flats.com






Some channels don't accept all locations or type of property.
Rentals United can not influence this or the time it takes for the channel to put you live.

STEP BY STEP
HOW TO ADVERTISE ON
9flats.com

STEP 1 | Go to “Add channels” on the main menu, search the name of the channel you want to connect to and click on “Add channel”.


9 FLATS




Accepting properties in: Worldwide
Channel commission: 12% taken from your rates
Cancellation used: Yours
How do I get paid: The channel pays out the total amount you must have at least 1 property
Minimum rentals n# needed:
What is synchronised:     
[More Info](#)

+ ADD CHANNEL

STEP 2 | Once done this, a box with the added channel will appear on the right. Confirm the addition by clicking on “Add to my channels”.

Go to [My channels](#) and connect. 

9 Flats added to My channels. 

STEP 3 | Go to “My channels” on the main menu, find the just added channel and click on “Get connected”.

	Connection Date:	09/06/2017
	N# of Properties Connected:	0 out of 0
	N# of Bookings Received:	0
	Channel Commission:	12% taken from your rates
	Cancellation Used:	yours
	How Do I Get Paid:	The channel pays out the total amount

STEP 4 | Go through the checklist and accept the Terms & Conditions of the channel.

Cancellations ✓
Channels cancellation policy applies: More than 7 full days prior to arrival: Refund 50% of full amount (less 15%) Less than 7 days prior to arrival: No refund

Payments ✓
Channel charges the guest. Channel transfers the full payment to you the day of the client's arrival

Deactivation ✓
If you deactivate or delete a property in Rentals United or in your PMS, you will need to email the channel saying you don't want that property to be advertised anymore. There's no penalty for this however overusing the activate/deactivate feature could result in the channel no accepting your property in the future

Instructions on how to connect
Download the “Masters of distribution” PDF for full information about this channel

[DOWNLOAD TO CONTINUE](#)

STEP 5 | Don't forget to save price settings.

Step 1
MINIMUM PROPERTIES

Step 2
PAYMENT

Step 3
PRICING

Step 4
HOW IT WORKS

Step 5
FURTHER INSTRUCTIONS

Pricing

Commission for Apartments Apart is **0%**. Apartments Apart charges the commission to the guest

You can either:

- Keep prices I set up in Rentals United
- Change prices for this website

Channel name" allows you to charge a down payment at the time of booking, enter here how much you will be charging if you require it

Down payment/ Prepayment

Percentage of total price (without cleaning) ▾

Amount of the total booking

STEP 6 | After you have connected your properties you will be able to see the connection in “My Channels”, “Property settings”.

9FLATS
Connected

9flats.com

Connection date:	11-01-2016
N# of properties live:	0 out of 0
N# of bookings received:	0
Channel commission:	On top of your rates
Cancellation used:	The channel
How do I get paid:	The channel pays out the total amount
Contact information:	name@mail.com

PROCESS

PROPERTY SETTINGS





ACCOUNT SETTINGS

STEP 7 | You will see your properties listed. On the dropdown menu on top of the list, select “Connect all disconnected properties” and click on “Apply” to connect all your properties to the channel.

connect all disconnected properties **APPLY** 2188 Properties | Show 10 | 50 | 250 1 of 219

Name	Location	Currency	PrePayment	Prepayment Amount	Scaling %	Status	Actions
Casa della Mama	Amalfi	EUR	Default prepayme..		- 0% +	✓	Connected deactivate
Casa Lauro	Amalfi	EUR	Default prepayme..		- 0% +	✓	Confi deactivate
Casa Letizia	Amalfi	EUR	Default prepayme..		- 0% +	✓	Connected deactivate

STEP 8 | Check if your properties are live soon. When they are live, a blue icon with a link to the property will appear on the right.

BM Downtown Dreams 1	Amsterdam	EUR	Default prepayme..		- +1% +	✓	deactivate link 
BM DownTown Dreams 3	Amsterdam	EUR	Default prepayme..		- +1% +	✓	deactivate link 
CB LUXURY GROUP HOUS	Amsterdam	EUR	Default prepayme..		- +1% +	✓	deactivate link 
TOF Arena Deluxe	Zuidoost	EUR	Default prepayme..		- +1% +	✓	deactivate link 

STEP 9

If you want to disconnect properties do it in Rentals United and not in 9Flats.

BM Downtown Dreams 1	Amsterdam	EUR	Default prepayme..		- +1% +	✓	deactivate link link
BM DownTown Dreams 3	Amsterdam	EUR	Default prepayme..		- +1% +	✓	deactivate link link
CB LUXURY GROUP HOUS	Amsterdam	EUR	Default prepayme..		- +1% +	✓	deactivate link link
TOF Arena Deluxe	Zuidoost	EUR	Default prepayme..		- +1% +	✓	deactivate link link