

RENTALS UNITED
MORE BOOKINGS. LESS WORK.

MASTERS OF DISTRIBUTION HOW TO ADVERTISE ON



WHO ARE THEY?

MagicStay is the only sharing economy portal entirely dedicated to business travelers. Their 2 years old start up already offers 40 000 accommodations in more than 70 business cities around the world.

WHERE ARE THEY STRONG?

They are strong in Europe, as their operating market focuses solely on the European market.

WHAT INFORMATION DO WE SEND TO THEM?



Rentals United sends MagicStay

- Rates
- Availability
- All static content such as amenities, description, photos etc

Changes are updated automatically but needs to be done in your PMS or your own platform if we are connected via API. If you only use Rentals United, changes in our platform will be pushed automatically to the channel.

WHAT RATES DO THEY WANT?



The channel charges between 3 % and 13 % from the rates received via Rentals United. If you have more than 5 properties you decide how to distribute this % between you and the guest directly on MagicStay website.

If you have under 5 properties then the charge for you is always 3%.

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: connectivity@magicstay.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.

**HOW IS THEIR
BOOKING PROCESS?**

 **Direct contact**

Rentals United will send you a booking confirmation.

After guests have booked, the channel will send a confirmation to the guest and you. You will have to arrange the check-in details directly with the guest.

After departure the channel sends out a review request to the guest.

**HOW ARE THEIR
BOOKING MODELS?**

 **Instant booking**

MagicStay works on Instant booking. You will have 24 hours to decline the booking.

**HOW IS THEIR
PAYMENT PROCESS?**

 **Payment taken by channel**

The Channel charges the guest and transfers the full payment to you 48 hours after arrival via bank transfer or Paypal.

**CAN YOU UPLOAD YOUR OWN
CANCELLATION POLICY?**

 **No**

No. Please choose one of the cancellation policies offered by the Channel.

REMEMBER! You have 24 hours to decline the booking.

STEP BY STEP

HOW TO ADVERTISE ON



IMPORTANT RULES TO ADVERTISE ON MAGICSTAY

Go to <http://www.magicstay.com/offers/newpro>

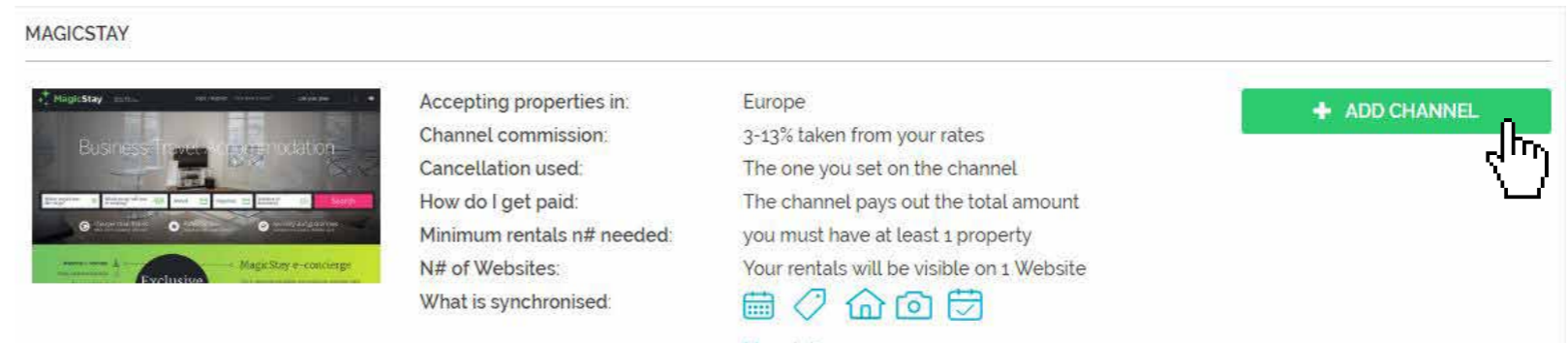
Choose the second option "You are a real estate professional and you would like to post a short term rental ad" , choose Rentals United as your channel manager, and click "Start Subscribing".

On the next screen you choose how you want to distribute the commission between you and the guest. If you have less than 5 properties the cost to you will always be 3 % just click "Start" in the first column.

You will then be asked to fill some personal info, and within 48 hours your rentals will appear on MagicStay.

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”.

MAGICSTAY



Accepting properties in: Europe
Channel commission: 3-13% taken from your rates
Cancellation used: The one you set on the channel
How do I get paid: The channel pays out the total amount you must have at least 1 property
Minimum rentals n# needed: Your rentals will be visible on 1 Website
N# of Websites: 1
What is synchronised:

+ 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. ✕

MagicStay added to My channels. ✓

STEP 3 | Go to “My channels” on the main menu, click on “Get connected” to read MagicStay’s Terms & Conditions.

MAGICSTAY	Not connected	^ X														
	<table><tr><td>Connection Date:</td><td>23/03/2017</td></tr><tr><td>N# of Properties Connected:</td><td>0 out of 0</td></tr><tr><td>N# of Bookings Received:</td><td>0</td></tr><tr><td>Channel Commission:</td><td>3-13% taken from your rates</td></tr><tr><td>Cancellation Used:</td><td>the one you set on the channel</td></tr><tr><td>How Do I Get Paid:</td><td>The channel pays out the total amount</td></tr><tr><td>Channel Contact:</td><td>connectivity@magicstay.com</td></tr></table>	Connection Date:	23/03/2017	N# of Properties Connected:	0 out of 0	N# of Bookings Received:	0	Channel Commission:	3-13% taken from your rates	Cancellation Used:	the one you set on the channel	How Do I Get Paid:	The channel pays out the total amount	Channel Contact:	connectivity@magicstay.com	<ul style="list-style-type: none">! GET CONNECTED (hand cursor)PROPERTY SETTINGSACCOUNT SETTINGS
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How Do I Get Paid:	The channel pays out the total amount															
Channel Contact:	connectivity@magicstay.com															

STEP 4 | Go through the checklist and accept the Terms & Conditions of the channel. Some channels may need you to create an account in their website.

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](#) (hand cursor)

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 10%

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".

✓ MAGICSTAY
Connected ^ x



MagicStay
BUSINESS TRAVEL ACCOMMODATION

Connection date:	11-01-2016	<input checked="" type="button" value="PROCESS"/>
N# of properties live:	0 out of 0	<input type="button" value="PROPERTY SETTINGS"/>
N# of bookings received:	0	<input type="button" value="ACCOUNT SETTINGS"/> 
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	

STEP 7 | All your properties should say “Connected” in gray on the right side. This doesn’t mean they are live yet, it may take a couple of days before MagicStay publishes your properties.




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% +	✓	Connected 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 MagicStay.

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 