

RENTALS UNITED
MORE BOOKINGS. LESS WORK.

**STEP BY
STEP**

HOW TO CONNECT TO

K | A | Y | A | K

Kayak

Who are they?

Kayak is a worldwide meta search that searches other sites to show travelers all the information they need to book the right holiday home, flight, hotel or car rental. Through Kayak your listings will also be distributed to meta search sites; Swoodoo, Checkfelix, Mundi and Momondo.

You don't have to create an account in Kayak, just connect your properties. Kayak accepts properties worldwide and their strongest market is the USA. Connection is a 2 way synch. Bookings will block your calendar in Rentals United and your PMS.

What is synchronized?

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

Changes: Kayak only pull updates every 2 weeks. This means that if you change any static information (description, photos, amenities etc) it will be reflected in Kayak in the next synch. If you come from a PMS you need to make your changes there and it will feed over automatically to RU and update in Kayak every second week.

How it works

Booking process

A traveller will see your property on Kayak but book on Rentals United Book Now pages. All bookings from kayak **must be accepted and can't be cancelled**. In case of an emergency you will be responsible for relocating the guest.

Rates and Extra fees

Rentals United will charge you their commission of 11% on the credit card saved in Rentals United, the 1 day of the month the month after arrival.

Payment process

You will have to charge the guest either with your own payment providers or Rentals United provider. The guests credit card will be saved for 10 days in Rentals United.

Cancellation policy

The Cancellation policy you have saved in Rentals United will be used.

How it works

Price model

Kayak can accept Price per night, LOS pricing and occupancy pricing. They will pull and display what you have in Rentals United.

Minimum stay

Kayak can calculate and display minimum stay

Discount and Last minute deals

Kayak can calculate and display any Discount or Last minute deals

Changeover days

Kayak can display changeover dates

Cancellations

Cancellations are not sent via the API, you need to manually cancel the booking in RU to free up your calendar and provide an alternative to the guest

Criteria to go live

Kayak is a meta search site. It means they search for the best price among several channels and present different options to the guest. In order for Kayak to be able to publish your property it need to already exist in one or more of these following channels; Booking.com, Expedia, HomeAway TripAdvisor or Agoda. If you are not listed in one of these sites Kayak can not match your offer to any other offer.

In order for Kayak to find and match your property in another listing site you need to have the **same** Property title and Street address in Rentals United as you have eg in Booking.com. Otherwise Kayak can't find your property and you can't go live.

The screenshot displays a travel booking interface for an apartment. On the left, there is a photo of a modern building and a smaller photo of an interior with a red banner that says "Ahorra un 15%". The main listing shows a 4-star rating, a score of 8.1, and the text "Excelente 3.113 opiniones" and "Ubicación Sant Marti". A price comparison table is open, showing prices from various sources: Prestigia (130 €), TripAdvisor (120 €), Expedia (123 €), and Agoda.com (120 €). The current price on Booking.com is 123 €. A red arrow points from the "Ver oferta" button to a price of 351 € in the dropdown menu. The bottom right shows a price of 300 € on Booking.com.

Channel	Price
Hoteles.com	123 €
Hotelpia...	123 €
KAYAK	123 €
4 webs más	120 €
Prestigia	130 €
TripAdvisor	120 €
Expedia	123 €
Agoda.com	120 €
Booking.com (Current)	123 €
Booking.com (Dropdown)	300 €
Booking.com (Arrow)	351 €

Criteria to go live

Listing Requirements

To go live in Kayak you must fulfill these requirements:

1. Company profile in Rentals United needs to be filled in, phone number, email etc..
2. A good and selling property title **without numbers and non latin characters**
3. Full address and location
4. 10 photos in size 1024 x 683
5. 10 amenities
6. Description with a minimum of 300 characters, **can not contain promotional content, i.e. 'coming soon', 'special offer' or be in capital letters**
7. Number of guests, bedrooms and bathrooms needs to be specified
8. Bedding info in each room eg; single bed, double bed etc
9. Full arrival instructions for the guest; check in hours, phone number and email address
10. Cancellation policy
11. Prices and availability within coming 365 days

How to connect

Go to Add channels in Rentals United and add Kayak

KAYAK



Accepting properties in:

Channel commission:

Cancellation used:

How do I get paid:

Minimum rentals n# needed:

N# of Websites:

What is synchronised:

Worldwide

11% taken from your rates

The channel

You need to charge the client yourself

you must have at least 1 property

14 websites



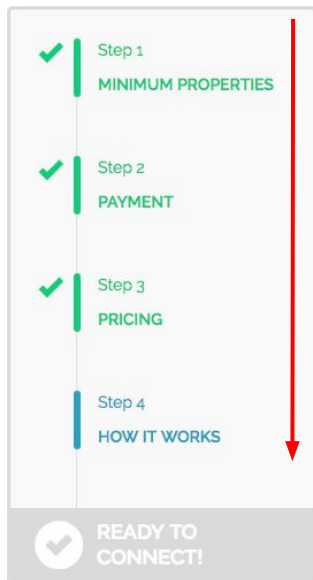
[More Info](#)

[+ ADD CHANNEL](#)



How to connect

Go through the 4 steps in their checklist. Read and accept their Terms and Conditions and finish in the last step by connecting your properties.



How It Works

Synchronisation

Your calendars, prices, property information and photos will be synchronised with the Channel. Bookings coming from the Channel will block your RU and/or PMS calendar.

Commissions

Channel will charge their commission from the rates received via Rentals United.

Confirmations

Channel sends confirmation to the client and to you. You must arrange check-in details yourself.

Cancellations

You need to select one of CanadaStays' 3 cancellation policies

Payments

Channel charges the guest and pay you 1-2 days after guest checks in

Deactivation

If you deactivate or delete a property in Rentals United or in your PMS it will automatically be removed from channel after 24 hours

Instructions on how to connect



Select Currency

In step 3 you need to select currency. The connection between Rentals United and Kayak only works with EUR, GBP or USD. Select which currency you wish to work with.

A vertical progress indicator on the left side of the screen. It consists of a green bar on the left and a light gray bar on the right. The green bar has a white checkmark at the top. The light gray bar contains four steps: Step 2 PAYMENT (with a green checkmark), Step 3 PRICING (with a blue bar), Step 4 HOW IT WORKS (with a green checkmark), and a green bar at the bottom with a white checkmark and the text 'READY TO CONNECT!'.

You can either:

Keep prices I set up in Rentals United

Change prices for this website

Currency:

EUR ▲

EUR

USD

GBP

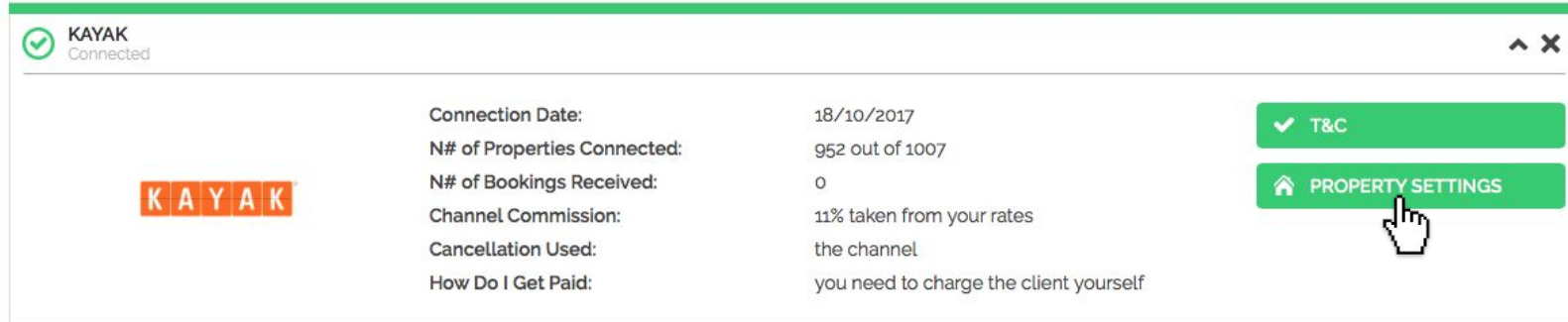


SAVE & NEXT

[Connect to another channel](#)

Are my properties live?

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



The screenshot displays the KAYAK Connected interface. At the top left, there is a green checkmark icon and the text "KAYAK Connected". In the top right corner, there are expand and close icons (^ and X). The main content area features the KAYAK logo on the left and a table of connection details on the right. The table lists the following information:

Connection Date:	18/10/2017
N# of Properties Connected:	952 out of 1007
N# of Bookings Received:	0
Channel Commission:	11% taken from your rates
Cancellation Used:	the channel
How Do I Get Paid:	you need to charge the client yourself

On the right side of the interface, there are two green buttons: "T&C" (with a checkmark icon) and "PROPERTY SETTINGS" (with a house icon). A hand cursor is pointing at the "PROPERTY SETTINGS" button.

Kayak will **only** publish properties **that meet their criteria**. At the moment we can not report back to your properties have been accepted or rejected.

If you fulfill their requirements on pages 5-6 your properties will go live. Kayak pulls and publish properties every 2 weeks. Properties that don't meet these requirements will automatically be rejected. Make sure your properties meet their criteria and you can be sure to go live.

Disconnect a property

If you want to disconnect a property you need to do it in Rentals United and not in the channel. The property will be automatically removed from the channel in the next synch.

Go to "My Channels" and click on "Property settings" for Kayak. In your connection list you can deactivate the property you wish to.

Beautiful 2 Bed Apartment By NaturalHis... London	137527286 ▾	Create New ▾	- 0% +	GBP	✓	Push details deactivate
Cosy Spacious Studio Next To Pimlico St... London	137527286 ▾	Create New ▾	- 0% +	GBP	✓	Push details deactivate
Luxury Apartment Nell Gwynn House 420 London	137527286 ▾	Create New ▾	- 0% +	GBP	✓	Push details deactivate