FREE HOST SHEET · FROM HALIVS · NOT PART OF A PAID KIT

HALIVS · HOST CHECKLIST · UPDATED NOV 26, 2026

Airbnb monthly stay checklist (28+ nights)

Work through this before you accept your first monthly booking. Tick each box.

WHAT SWITCHES ON AT 28 NIGHTS (AIRBNB HELP CENTER)

Long-term cancellation policy: Firm (free until 30 days out) or Strict (48 h after booking, 28+ days out) [475]
Guest pays month 1 up front, then each month 10 days ahead; you are paid monthly [245, 285]
A separate contract is allowed, if it is on the listing before booking [4169]
Monthly Stay Savings may be added, paid by Airbnb, not taken from your payout [1233]

BEFORE YOU ACCEPT

[ ] Local tenancy rule checked: after how many days can a guest become a tenant? (Often ~30 days; Help 805)
[ ] Permit or HOA limits on minimum / maximum nights checked
[ ] Insurer confirms your policy covers stays of 28 or 30+ nights
[ ] Long-term cancellation policy chosen, maximum nights set (or capped below your tenancy line)
[ ] Any contract reviewed by a local landlord-tenant attorney, uploaded to the listing, no personal details

DISCOUNT MATH (YOUR NUMBERS)

Short stays: nights you would really book x nightly price - turnover costs a cleaning fee does not cover
Monthly: 30 x nightly price x (1 - monthly discount) - mid-stay cleans you include
Discounts of 10%+ show in search. The daily price after discount must stay at least $10. One discount per night.

LONG-STAY HOUSE MANUAL

[ ] Trash / recycling days [ ] Laundry [ ] Mail and packages [ ] Parking and permits
[ ] Filters, pest control, landscaping visits [ ] Water shutoff and breaker panel
[ ] Who to message and what counts as urgent [ ] Grocery, pharmacy, gym, urgent care
[ ] Stocked for a month: paper goods, soap, a real kitchen, work-friendly WiFi

DURING THE STAY

[ ] Mid-stay cleaning in the listing before booking: how often, day and time, fee if not included
[ ] Message for permission before every cleaning or maintenance visit. No yes, no entry.
[ ] One-week check-in message sent [ ] Each monthly payout logged as its own line
[ ] Checkout reminder in the last week: time and a thank-you, no chores

Sources: airbnb.com/help/article/1233 · /475 · /245 · /285 · /2729 · /805 · /4169 (checked Nov 26, 2026).
Not legal or tax advice. Full guide + messages: halivs.com/airbnb-monthly-stays

Next step: the Halivs Host Kit, $19 one-time · halivs.gumroad.com/l/host-kit-complete →