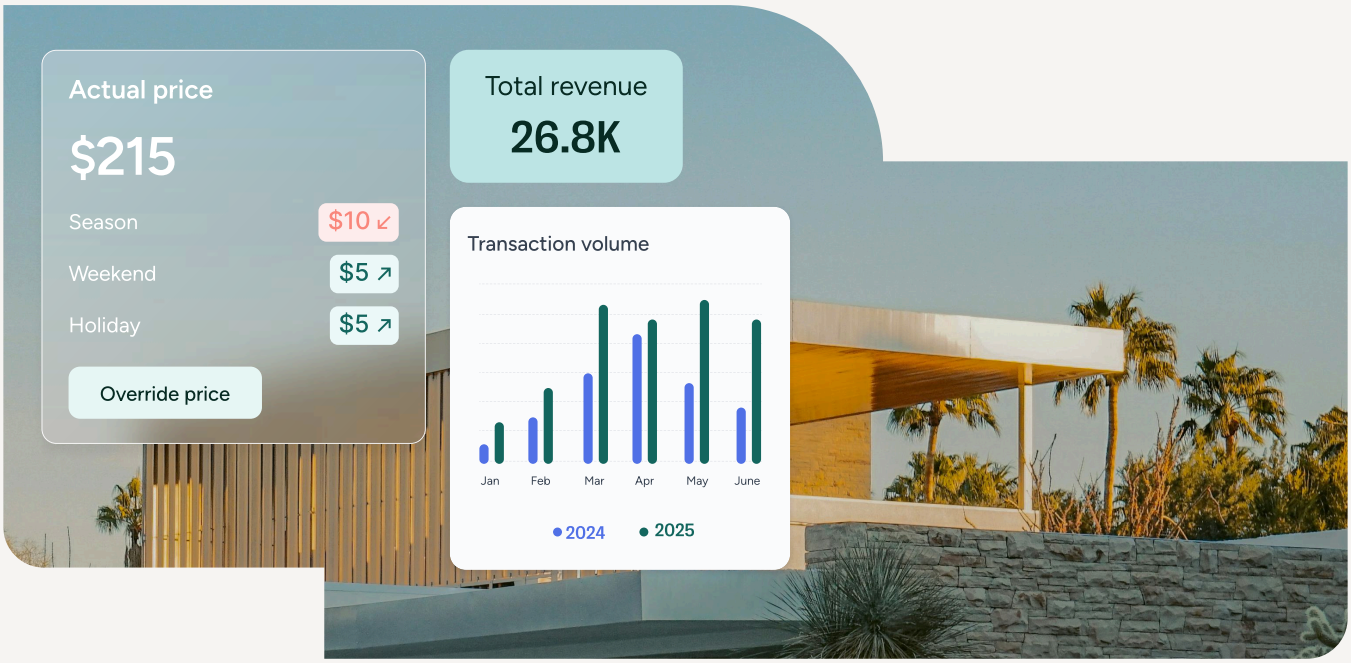
Guesty Pro™

Business and financial management

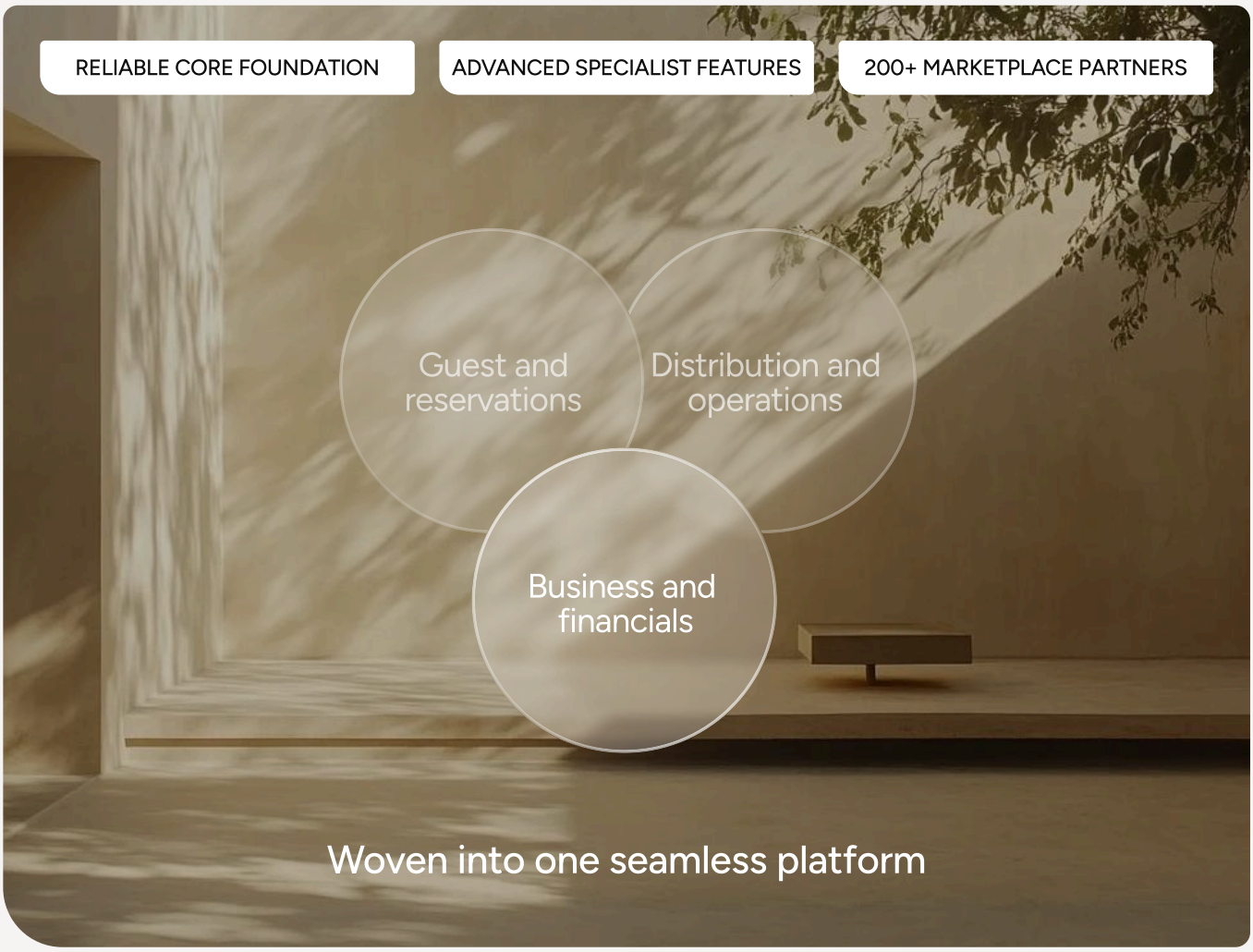


The most advanced platform for *professional* property managers

Professional short-term rental management demands professional-grade financial tools. Guesty Pro cuts through the complexity of revenue streams, expense categories, and reporting requirements with sophisticated solutions delivering the financial precision that drives success.

Combined with 200+ marketplace partners covering every aspect of hospitality, you have unlimited potential to design your ideal tech stack.

© 2025



Financial clarity that drives strategic decisions

Guesty transforms scattered data points into coherent business intelligence, enabling precise control over cash flow, expense management, and profitability analysis. Multi-currency capabilities, automated reporting, expert localization, and AI-powered insights work together to reveal opportunities and position your portfolio for sustained advantage in an evolving market.

Enterprise-grade security meets innovative flexibility

We've combined bulletproof reliability and cutting-edge advancement to keep you ahead of market shifts and operational challenges. Our SOC 1 and SOC 2 certifications provide robust security controls for compliance, processing integrity, and data protection, while our industry-leading R&D team delivers monthly innovations shaped by real customer needs.

The power to build the ideal tech stack for your business

Guesty's best-in-class open API offers the market's most comprehensive feature set. Robust webhook coverage and a built-in payment SDK provides a truly flexible foundation that adapts to your unique business model, empowering you to craft custom integrations that align perfectly with your day-to-day workflows and scale with your ambitions.

© 2025

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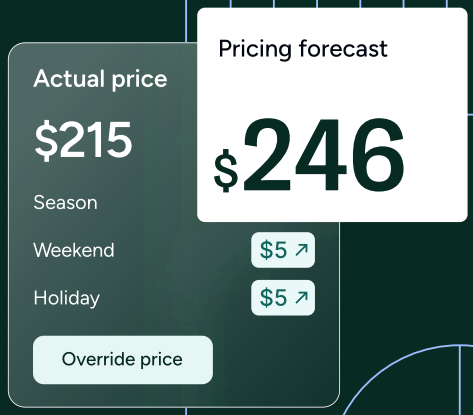
Page 09 *Owner management*

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© 2025

One revenue suite. All your pricing needs.

Drive the most value from every listing



✓ PLATFORM-NATIVE ✓ CUSTOM RATE STRATEGIES ✓ INSTANT CHANNEL SYNC

Rate for success with automated pricing, robust customization, and targeted promotions on direct booking and OTAs.

All-in-one management. Granular control. Maximum revenue impact.

Automate pricing

Apply your pricing plan across all channels with one click. The system will adjust to market shifts while respecting your parameters.

Launch cross-channel offers

Push targeted promotions and coupons across direct bookings and OTAs instantly from your dashboard to fill last-minute availability.

Build your ideal strategy

Define your rate strategy, then layer in flexible pricing plans and custom offers to capture every booking opportunity.

Unleashing your portfolio's full potential

Effortless rate strategies

Set pre-defined templates or customize pricing rules for seasons, weekdays, events, and more – with automatic updates to your listings.

Targeted promotions

Create discount codes for early bookings, longer stays, or high-profile events in your area with intuitive controls.

Powerful channel customization

Apply additional fees, taxes, or markups per channel and customize pricing by OTA to match commission structures, guest expectations, and booking trends.

Tailored pricing plans

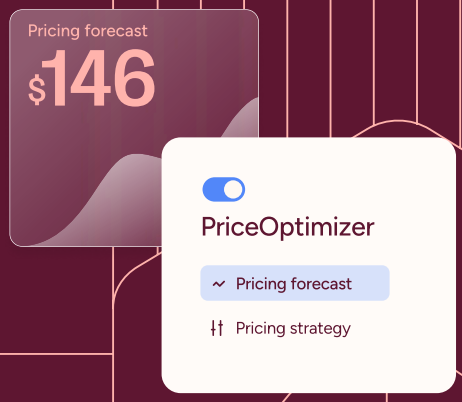
Attract more guests with custom packages offering flexible cancellations, meals, amenities, or special services.

16%

Higher GBV per listing after a year of harnessing Guesty promotions.

Dynamic pricing fine-tuned to *your* market

Set the smartest rates, every single day



✓ EVENT-DRIVEN PRICING ✓ BULK PRICING EDITS ✓ OCCUPANCY GAP MANAGEMENT

Capture every revenue opportunity with data-driven pricing that adapts to your market in real-time, whether you prefer fully automated optimization or hands-on control. Guesty PriceOptimizer™ provides AI-powered insights, complete market visibility, and rate forecasts calibrated to sharpen your competitive edge.

Refine your strategy

Access AI-driven pricing forecasts a year out, built on demand patterns, listing details, market trends, and high-profile local events.

Decode your market

Track real-time data on market performance, direct competitors, and top listings for smarter, data-driven pricing decisions.

Control your rates

Set pricing parameters, override rates manually when needed, and make bulk edits to save time while maintaining flexibility.

Delivering optimal rates across all channels, so you can price with confidence.

Data-driven promotions

Leverage strategic promotions and discounts based on last-minute bookings, length of stay, and orphan days.

Revenue management consulting

Access free support and guidance from consultants with decades of industry experience, exclusive to PriceOptimizer clients.

Smart restriction rules

Stay in control with restrictions for check-ins, check-outs, specific dates, and minimum stay requirements.

Guesty PriceOptimizer calculates:

- Listing characteristics
- Last-minute adjustments
- Impact of amenities per area
- Occupancy and demand for similar listings
- Seasonality, day-of-the-week, local events, holidays, and more

+25%
Increase in revenue per listing

+20%
Increase in weekday bookings

+10%
Uplift in occupancy per listing

2.5h
Saved per week by bulk listing management

*Average Feb. - Dec. 2023

One platform.
Every pricing advantage.

“We’re almost three times bigger than we were when we started with Guesty.”

“Having all the pricing algorithms in one place has really enabled us to dial in our pricing strategy. It’s hard to even think about how I was doing pricing before because it seemed so amateur compared to the pricing strategies I’m able to conduct with Guesty.”

Marigny Management →

New Orleans, USA
Listing growth: 166%



"Guesty PriceOptimizer gives me the confidence to know I’m setting optimal prices and maximizing revenue, especially in diverse market conditions. It's convenient, provides actionable information, and streamlines my processes because it’s built into Guesty, making PriceOptimizer a powerful tool that enhances my ability to drive occupancy and make informed pricing decisions."

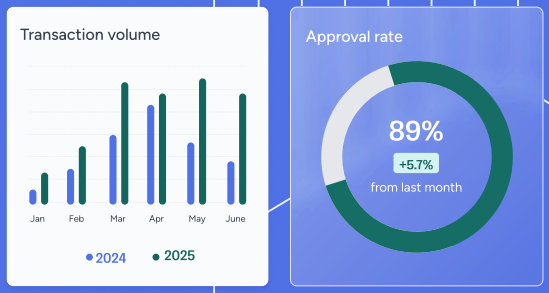
Stay Teal Door LLC
Tampa Bay, USA • 28 listings



Guesty Pay™

Confidence in *every* transaction

Unify, secure, and protect all payments



✓ IN-PLATFORM ✓ BUILT FOR HOSPITALITY ✓ PCI COMPLIANCE FOR SECURE TRANSACTION

Automate payment operations while maintaining complete transparency across all transactions from a single dashboard. Our industry-specific payment processor was built by experts who specialize in the unique financial needs of STR operators, from chargeback management and fraud protection to detailed reports and secure payment verification.

Provide global payment options

Accept a wide range of cards, payment methods, and multiple currencies with end-to-end credit card verification.

Protect every transaction

Ensure security with credit card verification, CC tokenization, PSD2 compliance, CVV matching, and built-in fraud prevention.

Automate reconciliation

Auto-generate payout reports and save hours with an algorithm designed to match transactions and flag discrepancies.

Built-in transactions. Real-time reports. Complete financial oversight.

Fully automated

Automate payment collection with customizable timing and payout rules, and journal entries for GuestyPay processing fees.

Detailed financial reporting

Sync your transaction history, fees, statements, settlements, and payouts.

Chargeback management

Comprehensive chargeback tracking across reservations and financials, plus dedicated support to minimize chargebacks and maximize recoveries.

Working with all major credit cards

VISA JCB mastercard AMERICAN EXPRESS

Built-in fraud prevention

Advanced AI-driven fraud prevention monitors every booking to flag high-risk transactions before they hit your revenue. Eliminate costly chargebacks and cut fraud at the source across direct bookings and OTAs.

Backed by in-house experts and engineered to protect your bottom line.

- ✓ AI trained on hospitality data
- ✓ Purpose-built for STR
- ✓ 3DS authentication
- ✓ Human expert support at every step

Purpose-built for *your* industry

“Guesty is a partner, not just a software provider.”

"Since using Guesty Pay, our chargebacks have gone down significantly and our fraud issues have almost disappeared. Guesty helps prevent fraud by flagging potential issues before they happen. The system won’t charge cards that look suspicious—it’s made a huge difference."

Mike Z Rentals →

Florida, USA • 224 listings
Portfolio growth: 125% in 1 year



"Guesty Pay has been a game-changer for us. It’s not just about processing payments, it’s about having a provider that truly understands our business."

“Guesty Pay allows us to process payments seamlessly, without the headaches we faced with other providers – it’s built for our business model. I don’t have to worry about my account being shut down because the provider doesn’t understand my business. Guesty knows my segment, they know how we operate, and they let me focus on growing my business."

Frankie Says
70 listings

“Guesty Pay is very much specific to our industry. Not only is there more support with chargebacks, but I no longer have to check Stripe to ensure the payment went through. And if it hasn't gone through, there are condition controls within Guesty that have eliminated a lot of day-to-day problems when it comes to running my business."

Oasis Luxury Vacations
8 listings

Company cards for *every* demand

Master your credit and expense management



- ✓ VIRTUAL AND PHYSICAL CARDS
- ✓ EASY EMPLOYEE ACCESS
- ✓ REAL-TIME EXPENSE TRACKING

Gain full expense oversight and fast credit approvals for more cash-flow control, no matter the season. Team cards, custom budget controls, and simplified vendor payments all from one easy-to-use dashboard.

Approve expenses easily

Pre-approve spending and assign team cards for vendor payments, utility costs, and emergency repairs without delay.

Gain full expense oversight

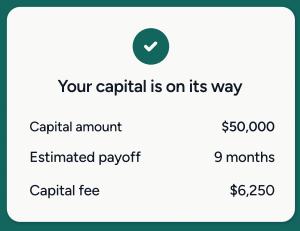
Track all team spending with custom spending limits, full visibility, and instant reports on one central dashboard.

Refine expense analytics

Leverage actionable insights on expense patterns with real-time tracking to optimize allocation and reduce costs.

Guesty Capital™

Bring your vision to life with fast, flexible loans tailored to your cash flow.



- ✓ REPAYMENT TERMS BASED ON EARNINGS
- ✓ NO IMPACT ON CREDIT SCORE
- ✓ AVAILABLE VIA GUESTY CARD™

- ✓ Expand your portfolio
- ✓ Renovate and upgrade
- ✓ Grow your team
- ✓ Offer unique experiences
- ✓ Implement smart home tech
- ✓ Build your brand

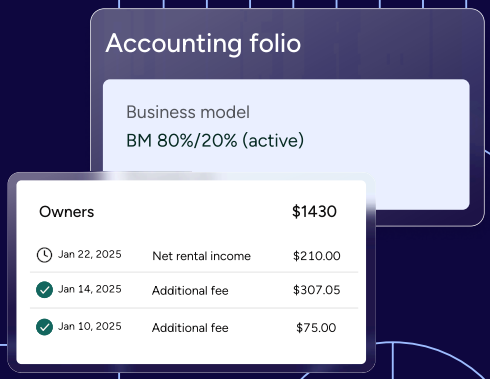
67%
Of funded loans over $50K

+$16m
Funded to our customers

41%
Of customers return for second financing

The *gold standard* of hospitality trust accounting

Navigate the strictest regulations with minimal effort



✓ NORTH CAROLINA COMPLIANCE ✓ INTUITIVE INTERFACE ✓ PURPOSE-BUILT FOR HOSPITALITY

Automate your accounting processes and ensure compliance with audit-ready financial records guaranteeing complete accuracy and transparency. Guesty Accounting provides all the tools required to manage multiple revenue streams across owners and properties. No spreadsheets, no third-party tools.

Simplify financial operations

Automate transaction recording, apply accrual or cash basis accounting, and simplify tax preparation with ready-to-use reports.

Adapt to your business model

Define PMC commissions and distribution of revenue or expenses across parties with full support for fractional ownership.

Strengthen owner relationships

Generate, customize, and easily share owner statements with new levels of clarity and precision. No delays, no confusion.

Industry-specific features. Seamless platform integration.

- ✓ Connect to multiple bank accounts
- ✓ Manage owners, vendors, and PMCs payouts via Seamless Chex, NACHA, and ACH
- ✓ Automate bank reconciliation with real-time status tracking
- ✓ Lock accounting periods against unauthorized modifications
- ✓ Invoice guests with nightly rate breakdowns and embedded payment links

Auto-generate records and reports:

- Journal entries
- Balance sheets
- Disbursements
- Owner statements
- 1099 reports
- PMC earnings
- Reports for owner activity
- Owner-charged expenses

“Switching to Guesty Accounting has removed 60+ hours of manual work each month for my team.”

Mike Z Rentals was scaling fast, increasing properties, owners, and payments. But manual accounting was draining valuable time and inviting too many errors. With Guesty Accounting, they could automate data aggregation with each booking and auto-generate error-free authority reports and owner statements with surgical precision.

“Once Accounting was up, I was doing everything manually in parallel for a few months to make sure it was working well. I actually found things in Guesty that were off in my books.” Tracking payments and retrieving financial data became a simple task, and bulk editing across properties saves hours of manual work every month.





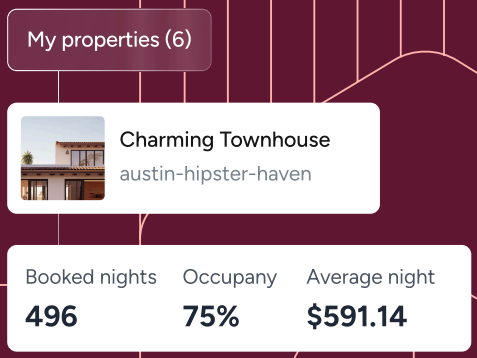
“Having the Owner Portal and Guesty Accounting helps secure new owner relationships by bringing a higher level of professionalism. Our owners love having their monthly statements uploaded into their portals for easy access and convenient storage.”

Mike Z Rentals →

Florida, USA • 224 listings
Portfolio growth: 125% in 1 year

Owner relationships *perfected*

Anticipate your owners' every need



✓ ADVANCED OWNER DATA MANAGEMENT ✓ PURPOSE-BUILT PORTAL ✓ URL CUSTOMIZATION

Master all aspects of owner management with rich profiles, customized earnings reports, simplified document sharing, and all owner data at your fingertips.

Master owner management

Store and organize owner-relevant data and information with dedicated profile pages and custom reports tailored to each owner.

Refine your workflows

Auto-generate and effortlessly share owners' statements and 1099s, saving time and reducing your operational workload.

Maintain control

Share the exact information your owners need and tailor access to meet their preferences and your policies.

Guesty's Owners Portal

Branded, white-label, and purpose-built for owner satisfaction

Create a self-serve portal for your owners to keep them informed while maintaining your control.

- Effortless owner onboarding
- Personal view of properties, reservations, guests, and earnings reports
- Access to operational insights and guest reviews
- Property filter options
- Help center for autonomous navigation

Self-reservations for owners

Guesty gives owners the freedom to reserve their own property for friends and family. Our high-level integration ensures no double bookings and no surprises.

"The Owners Portal was probably the biggest reason we switched to Guesty. Our owners love it."

Heimby, 38 listings

Strengthening owner partnerships for *mutual* success

"Self-reservations through the Owners Portal is arguably the most important factor for owners going to the short-term market. It's brilliant."

"A lot of clients at the front end want to know if they can still use their property. That flexibility is key, but it also builds revenue."

Guesty's Owners Portal became vital for Ohana's operations, improving owner relationships and retention while addressing owner demand for data, transparency, and the ability to book stays at their own properties without risking reservation errors.



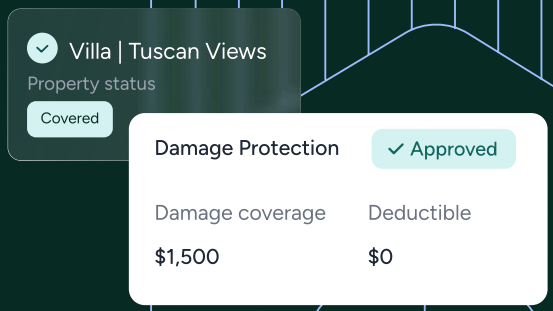
"We're partners with them. That's the feeling we want. It's their own home, our brand."

Ohana →

New Zealand • 131 listings
YoY portfolio growth: 158%

The protection suite that *builds* your revenue

Safeguard your properties, profit, and reputation. No delays, no revenue loss, no guest friction.



✓ IN-PLATFORM CLAIMS ✓ FAST COST RECOVERY ✓ CROSS-CHANNEL COVERAGE

Protect every stay with Guesty Shield™, full-spectrum coverage purpose built for the unique risks of short-term rentals. Eliminate deposit dependency, booking hesitation, and lengthy disputes for good.

Prevent deposit disputes

Ensure exceptional, friction-free stays with comprehensive coverage that lets you reduce steep security deposits and resolve claims without guest involvement.

Drive occupancy and growth

Cut booking hesitation, strengthen owner relationships, and earn passive commission, all while eliminating overhead from disputes and claims.

Automate claims

Submit, track, and resolve all claims from one dashboard unifying multiple systems while securing each stage of the guest journey.

Portfolio-wide protection

Damage Protection™

Secure up to $20,000 coverage for guest-related damages with our friction-free alternative to security deposits. Swift claims processing, fast resolution, no costly disputes.

Available in: U.S., Mexico

Travel Protection

Upsell travel protection within the guest booking flow, earn commission on each sold policy, and outsource all cancellation requests to the provider.

Available in: U.S.

Screen & Protect™

Run cross-platform behavioral checks from guest booking history. Screened guest causes damage? You're covered up to $50,000.

Available in: UK, Canada, Australia, New Zealand, Spain, France, UAE

GuestVerify™

Automatically screen every booking with criminal background checks across multiple databases. Real-time risk scoring that flags problematic patterns, plus ID validation and identity verification.

Automated screening available globally. Background checks available in U.S. only.

Liability Coverage™

Cover your portfolio up to $1M for accidental injuries or damages the moment guests book. No paperwork, no fees for unoccupied listings.

Available in: U.S.

"Submitting a claim with Guesty is quick and easy. We know that more often than not, it'll be reconciled within a few days without unpleasant communication with guests or laying out the money ourselves."

Beckon Homes, 89 listings

Designed for hospitality. Built for fearless expansion.

“Guesty Shield was a game changer for us.”

Guesty Shield™ proved a crucial turning point for Ohana. The New Zealand-based operation had limited their distribution to avoid damage disputes and negative reviews.

“Before, we either avoided group bookings or required a massive bond just to protect ourselves. Now, we can confidently take these high-value bookings without worrying about huge losses.”

With reliable and unbiased insurance coverage, they confidently expanded their distribution, saved hours on claim processing, increased RevPAR by 46.49%, and improved occupancy by 38%. "Before Guesty, we were losing thousands of dollars a year because it just wasn’t worth the hassle of claiming damages. Now, we don’t have to worry – we’re covered."





"With Guesty Shield, we felt much more comfortable expanding and scaling out. It allowed us to confidently push direct bookings without platform fees and still have the security we needed. "

Ohana →

New Zealand • 131 listings
YoY portfolio growth: 158%

Guesty Pro™

Proven results. *Unlimited* potential.

Guesty Pro eliminates the complexity that holds back growth, delivering the financial clarity, operational efficiency, and strategic control that separate market leaders from the competition. With comprehensive protection, intelligent automation, and seamless integrations, you can expand with absolute confidence.

Ready to transform your operations? Join the property managers who've chosen Guesty Pro.

Discover our complete suite:

Guests and Reservations Management →

Distribution and Operations Management →