

Check-in messages – [Property name]

Four messages for your guests, from booking to the front door. Change the sand-coloured fields, then save each message as a scheduled message: on Airbnb under Messages → Settings → Manage quick replies, on Booking.com under Property → Messaging preferences → Message templates. Send the door code only on arrival day.

1. After booking (short)

Hi [first name], thank you for booking [property name]! We look forward to welcoming you on [check-in date]. Check-in is from [3 pm]. Roughly what time do you think you'll arrive?

2. One or two days before arrival (the main message)

Hi [first name], your stay starts [tomorrow]! Here's how to get in:

- Address: [street and number, postcode, town]
- Entrance: [green door next to the bakery], [2nd floor, flat 4, name on the bell: Smith]
- Parking: [where, and whether it costs anything]
- Check-in from [3 pm]. Arriving earlier? Ask us: if the flat is ready, you can come in earlier at no extra charge.
- The door: [smart lock / key box next to the entrance]. We'll send you the code on the day you arrive.
- Wi-Fi: [network name], password [password]

Photos of the entrance, a video of the way to the door, the house rules and our tips nearby are in your guest guide: [guide link]

The law asks us to record the full name and nationality of each guest aged 16 or over, and for guests who aren't British, Irish or Commonwealth citizens also their passport number and where it was issued. Please send these details here before you arrive.

Any questions? Reply here or call [your number].

3. On arrival day: the door code

Hi [first name], the flat is ready for you! Your door code for today: [code]. [Type the code, then press ✓.] If the door doesn't open, call us on [your number] and we'll help straight away. Enjoy your stay!

4. Reply when guests ask to arrive earlier

The flat is ready: Good news: the flat is ready earlier today. You can check in from [12 noon], at no extra charge.

Not yet: Cleaning finishes at around [1 pm]. We'll message you as soon as the flat is ready.