**短租培训 第二讲 课后作业**

**2.以下信息请以短租平台Airbnb为例子，请队长组织各队的学员讨论并总结以下问题，最后由组长在网校上传以下问题的答案 ( 要上交给组长)**

1. 如何查看房源的出租表现？Go to your listing, then click “Performance “ tab.  There are “Conversion”, “Occupancy & rate”, “Quality “, “Earnings”, “Hosting progress”
2. 如何使用Airbnb专业出租工具？Go to your Airbnb host account settings and click “use professional tools”.
3. 应该如何为房源选择价格？The price is up to the host. We can search compatible listings and get an idea of market price. Beside that, Airbnb give me suggestive price.
4. 在Airbnb网站上能否看到房源地址？No. Only those who signed up will see it.
5. 如果注明房源对儿童安全或适合，需要注意些什么？ Install things such as gates for the stairs, a diaper pail for your guests to dispose of dirty diapers, rails for the balcony, and window locks.
6. 如何管理Airbnb日历上的房源价格？Go to “Calendar,” select a date, and then choose “Available” or “Blocked.”
7. 如何编辑Airbnb房源？Edit “Profile”
8. 如何向Airbnb房源添加无障碍设施？Edit “Accessibility”
9. 如何让房源更方便残障房客享用？Follow Airbnb’s recommendations
10. 哪些物品属于必备便利设施？Step-free access, well lit front door, wide hallways, height of toilet and bed, spacious bathroom
11. 如果不在房源中提供必备便利设施会怎样？Disabled people will not book
12. 可以一次性编辑多个房源吗？ Yes
13. 房客确认预订后，能否更新房源描述或便利设施？No
14. 如何翻译房源描述？Google translate and then edit?
15. 如何让Airbnb房源更具竞争力？Eye-catching pictures; write a good and appropriate description of the property; get good reviews; become a super host
16. 如何编辑Airbnb房源的地址或地图定位？edit “Profile”
17. 我能在一个地方分享所有房源吗？Yes?
18. 如何在其他网站上分享或嵌入(同步)Airbnb的房源？Syncbnb
19. 什么是房屋使用指南？ Let guests know the recreational and dining facilities, tourist attractions, etc.
20. 如何为房源添加入住指南？Go to “Your Guidebook”
21. 如何更改房源的入住时间？Go to “Calendar” and select “Available” or “Blocked”
22. 如何更改房源的街区？Edit “Profile”
23. 如何发布多个房间？List each separately
24. 应该如何为房源选择价格？Check listings in the same area; get info from Airdna or Mashvisor.
25. Airbnb如何决定将房主的房源与哪些房源比较？Compare similar listings in the same area.
26. 如何解读房源表现的相关数据，提升房源品质？Study performance data and improve the looks, service, accessibility, cleaning, pictures….