

FOR HOSTS AND OPERATORS

More bookings. No commission. Paid on arrival.

Everything you need to know about listing your apartments with Stay With Salus: what you get, what it costs, how a booking works and how you are paid.

0%

commission on every booking we bring you

Same day

you are paid on the day your guest checks in

24h

from your payment to live and advertised

Welcome

Not just a listing. We drive the bookings.

The channels give you a place to be listed, and take a share of every booking for it. We do the work that fills your calendar.

"You keep the apartment, the calendar and the rates. We bring the guests, and take nothing from any booking."

Stay With Salus is the booking platform of Salus Group. We list your apartments, advertise them to our guest list and across our own channels, look after every guest, and pay you the booking value on the day your guest arrives.

We sit alongside Airbnb, Booking.com and Vrbo rather than replacing them. Over time your direct bookings grow, and the channels become the overflow rather than the whole business.

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01

Advertised from day one

Sent to more than 250,000 guests who have stayed with us, and promoted on social and paid ads.

02

You decide every booking

Every request comes to you to approve. Nothing is ever taken without you.

03

Paid the day they arrive

By bank transfer, direct to you, however the guest has paid.

Everything done for you.

We take on the work that turns a unit into a listing that sells, and bring the demand to fill it.

1 Our guest list of 250,000+

Your apartment goes straight to guests who have stayed with us before, from the day it goes live.

3 Active advertising

Promoted across our social channels and paid ads on Google and Meta, at our cost.

5 Your channel listings rewritten

Airbnb, Booking.com and the rest, with a strategy for growing direct.

7 A gift card for every guest

Funded by us, and one more reason guests book direct.

2 A full, featured listing

Every unit listed in full on Stay With Salus, written properly for direct guests.

4 Photography, staging and edits

So every listing presents at its best. Nothing is added that is not really there.

6 Guest communication handled

Our bookings team looks after every guest question, as your booking agent.

8 Your portal and your team

Every booking and payment in your portal, a monthly report and a WhatsApp group.

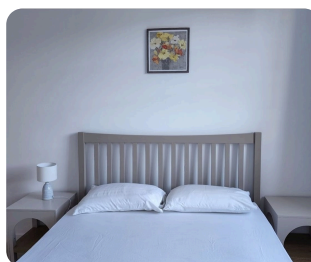
BEFORE AND AFTER, THE SAME APARTMENTS



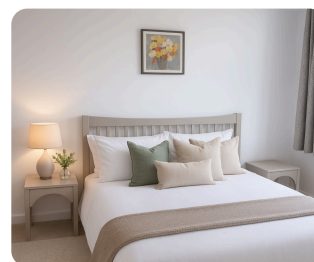
AS SUPPLIED



LISTED BY US



AS SUPPLIED



LISTED BY US

02

Simple pricing. No commission. Ever.

One package with everything included. Pay monthly, or once for the year.

1 TO 3 UNITS

£99

per unit, per month

Plus **£149** a unit set up, paid once.

4 TO 10 UNITS

£79

per unit, per month

Plus **£129** a unit set up, paid once.

ANNUAL

£749

per unit, per year

One payment. No set up, no monthly fee.

Save up to **£588** a unit

11 UNITS OR MORE

Priced with you

The whole portfolio, with an adviser.

THE ANNUAL SAVING

UNITS	MONTHLY, 12 MONTHS	ANNUAL	SAVING
1 to 3	£149 + 12 x £99 = £1,337	£749	£588
4 to 10	£129 + 12 x £79 = £1,077	£749	£328

Savings are a unit, against the monthly plan over twelve months.

EVERY PLAN INCLUDES

- Advertising to our 250,000+ guest list
- A full, featured listing on Stay With Salus
- Social and paid advertising, at our cost
- Photography, staging and edits
- Channel listings rewritten
- Guest communication by our team
- Your operator portal and monthly report

When fees start. The monthly fee starts when your first listing goes live, not when you sign up. At day 30 we review it with you, and if you are not happy you leave with every fee refunded. After that it runs month to month, with no term and no notice period.

03

Live within 24 hours.

From your first message to taking bookings, in four steps. However many units you have, the process is the same.

STEP ONE

Tell us about your units

On our onboarding page, or on WhatsApp with our team. A few minutes a unit.

STEP TWO

We send your invoice

An adviser checks everything with you the same day and sends your invoice and payment link, monthly or annual.

STEP THREE

You pay, we get to work

Photography, staging, your listing written and channels rewritten. You see it before it goes anywhere.

STEP FOUR

Live within 24 hours

Listed on Stay With Salus, sent to our guest list and advertised, within a day of your payment.

TWO WAYS TO BEGIN

Sign up online

staywithsalus.com/list-your-property/sign-up

Choose the annual plan

[.../sign-up/?plan=annual](https://staywithsalus.com/list-your-property/sign-up/?plan=annual)

Or message us on WhatsApp

[07424 414489](https://wa.me/07424414489)

WHAT TO HAVE READY

- The full address of each unit
- Your nightly rates and minimum stay
- Photographs, or a link to them
- Links to your existing listings
- How guests collect the keys
- House rules and amenities
- Any licence your council requires
- The bank account to be paid into

04

You approve. We confirm. You are paid.

From a guest's request to your payment, this is exactly what happens.

- 1 **A guest requests your unit**
They find your apartment and request their dates. We tell them we are securing their booking.

- 2 **We speak to you, straight away**
With the dates, the guests and the value. You check your calendar and decide whether to accept.

- 3 **You accept and add it to your calendar**
And block the dates on your other channels, so the stay can never be booked twice.

- 4 **Within the hour, the guest pays in full**
We return to the guest as a confirmed booking, take full payment and send their pre check in link.

- 5 **Check in day, you are paid**
The booking value goes straight to your bank account, instantly, with no commission taken off.

Why we run an open calendar

We accept enquiries for any dates, so no guest is turned away. For advance bookings especially, the request we present is often of higher value and on better terms. You always decide.

Real people, not chatbots

Guests reach our bookings team on WhatsApp for every question, and you have a group chat with us from day one. You always get a response from a person.

05

Paid the day your guest arrives.

The guest pays us. We pay you, directly, on the day they check in.

HOW THE MONEY MOVES

1

The guest pays in full

Within the hour of your accepting, the whole stay is paid to Stay With Salus.

2

We hold it

Until the guest arrives, so every stay is paid for before anyone walks in.

3

You are paid on check in

By bank transfer, direct to you, that same day. No commission taken off.

MORE WAYS FOR GUESTS TO PAY

We give guests as many ways to pay as we can, because more choice means more bookings. None of it affects you.

Card

Debit and credit

Payment link

Sent to the guest

Klarna and Clearpay

Pay later options

Crypto

For guests who prefer it

Cash

Where it suits the guest

You

Always paid by bank transfer, on check in day

No processing time. No waiting. Just paid, straight away.

Your set up and monthly fees, or your annual payment, are invoiced by your adviser with a payment link. We never take anything from a booking.

06

Arrivals, handled.

Tell us on sign up how guests collect the keys. The details go only to a guest you have accepted.

Lockbox or key safe

Where it is and the code, passed to the guest with their confirmation.

Met by the host

We agree the arrival time with the guest and let you know.

KeyNest

Tell us the store and we send the guest the collection code.

Concierge or reception

Where your building allows it, with the hours and any name to give.

Smart lock or keypad

The code goes with the guest's pre check in details.

Something else

Tell us how it works and we set it up with you.

YOUR CALENDAR

Keeping your calendar right

You keep full control. When you accept a booking from us, add it to your own calendar and block the dates on your other channels at that moment, so a stay can never be booked twice.

On Airbnb, Booking.com or Vrbo directly

Block the dates on each channel when you accept. Most also offer sync now or import now on a connected calendar.

Using a channel manager

Tell us if you use Uplisting, Hostaway, Guesty or Smoobu, and we can enter the booking for you.

Your privacy. We advertise at area and postcode district level. The building name, flat number and full address are never published.

More than a listing.

We sit alongside the channels and grow your direct bookings underneath them.

	STAY WITH SALUS	AIRBNB	BOOKING.COM	VRBO
Commission	✓ None, ever	✗ 15.5% of your payout	✗ From about 15%, often 17 to 22%	✗ About 8%
What you pay	From £99 a unit a month, or £749 a year	Commission only	Commission only	Commission only
Active advertising	✓ 250,000+ guest list, social and paid ads	✗ Search results only	✗ Placement costs extra commission	✗ Search results only
Listing written for you	✓ Yes, channels rewritten too	✗ You write it	✗ You write it	✗ You write it
Photography and staging	✓ Included	✗ Your own	✗ Your own	✗ Your own
Guest communication	✓ Our bookings team	✗ You message guests	✗ You message guests	✗ You message guests
You approve every booking	✓ Always	Optional	Mostly instant	Optional
When you are paid	✓ The day the guest checks in	About 24 hours after check in, plus bank time	After check out	Within 24 hours of check in, arriving in 5 to 7 business days
Guest payment options	✓ Card, link, Klarna, Clearpay, crypto, cash	Set by the platform	Set by the platform	Set by the platform

Channel fees and payout times as published by each platform in September 2026; they can vary by listing, market and the options a host chooses. Airbnb's 15.5% host fee applies to UK hosts from 15 September 2026.

08

The numbers, side by side.

Three examples, worked through with real prices and published fees.

EXAMPLE ONE

One two bed apartment in Manchester

Thirty bookings of three nights at £175 a night: **£15,750** of bookings in the year.

	AIRBNB	STAY WITH SALUS, MONTHLY	STAY WITH SALUS, ANNUAL
Commission or fees	£2,441 at 15.5%	£1,337	£749
You keep	£13,309	£14,413	£15,001
Better off with us		£1,104	£1,692

EXAMPLE TWO

Six two bed apartments in Birmingham

Thirty bookings a unit of three nights at £169 a night: **£91,260** across the six.

	BOOKING.COM	STAY WITH SALUS, MONTHLY	STAY WITH SALUS, ANNUAL
Commission or fees	£13,689 at 15%	£6,462	£4,494
Better off with us		£7,227	£9,195

EXAMPLE THREE

A guest who pays later

A guest books five nights at £155 in a London one bed and pays with Klarna in instalments. You accept, add it to your calendar, and on check in day you are paid **£775** in full by bank transfer. The instalments are between the guest and Klarna.

Illustrations, not forecasts and not the results of a particular host. They assume thirty bookings a unit, an average stay of three nights, the median nightly rates listed on staywithsalus.com in September 2026 and the channels' headline commission rates.

09

Our word, in writing.

What we hold ourselves to, and the little we ask of you in return.

0%

No commission

Not on the first booking, not on the thousandth.

24h

Live, fast

Listed and advertised within a day of payment.

Same day

Paid

On the day your guest checks in, by bank transfer.

Day 30

Review

Not happy, leave with every fee refunded.



Paid the day the guest checks in

By bank transfer, direct to you.



You decide every booking

Nothing is placed without your approval.



No tie in

Month to month after day 30, no notice period.



Your privacy protected

Area level only, and never shared with another operator.

WHAT WE ASK OF YOU

- You are entitled to let the apartments you list, and hold any licence your council requires.
- You answer booking requests promptly, so we can confirm to the guest within the hour.
- Once you accept, you block the dates on your other channels and honour the stay.
- You give us the check in and key details in good time, and provide the apartment as described.

Salus Group is a member of the Property Redress Scheme, the National Landlords Association and The Property Ombudsman.

Everything you might ask.

THE PACKAGE

Do I have to leave Airbnb or Booking.com?

No, and we advise against it. We sit alongside your channels and grow your direct bookings underneath them.

Do you take a cut of the booking?

No. No commission, no percentage of revenue and no charge per guest. Your listing fees are the whole of what you pay.

What does my set up fee cover?

Advertising to our 250,000+ guest list, a full listing of each unit, social and paid advertising, and full photography, staging and edits.

Can I pay once for the year?

Yes. £749 a unit, with no set up and no monthly fee for twelve months. That saves £588 a unit on one to three units, and £328 on four to ten.

Is there a better rate for a larger portfolio?

From four units it is £129 set up and £79 a month. From eleven units we price the whole portfolio with you.

Am I tied in?

No. At day 30 you can leave with every fee refunded. After that it runs month to month with no notice period.

BOOKINGS AND PAYMENT

How and when am I paid?

The guest pays us in full within the hour of your accepting. On check in day the booking value is paid by bank transfer direct to you, instantly.

What if the guest pays later, or in crypto or cash?

It makes no difference to you. You are paid the full booking value on check in day, however the guest pays.

Who controls my calendar and my rates?

You do. Every request comes to you, and we never move a price or take a booking without you.

Why do you accept enquiries for any dates?

So no guest is turned away. For advance bookings especially, the request is often of higher value and on better terms. You decide.

How quickly must I respond to a request?

As soon as you can. We aim to confirm to the guest within the hour, so a prompt answer secures the booking.

How do I avoid a double booking?

When you accept, add it to your calendar and block the dates on your other channels. With a channel manager, we can enter it for you.

GUESTS AND ARRIVALS

Who talks to the guests?

We do. Guests are given our bookings team's WhatsApp for any question. If we need something from you, it comes to your group chat with us.

How do guests get the keys?

Lockbox or key safe, met by you, KeyNest, concierge or reception where your building allows, or a smart lock. You tell us on sign up.

What happens if a guest damages the apartment?

We hold the guest's details and a deposit against every booking, and deal with the guest directly rather than leaving it with you.

Whose guest is it?

Yours. You get the guest details on every booking, and if you ever leave, that data goes with you.

Will my building be named?

No. We advertise at area and postcode district level. The full address goes only to a guest you have accepted.

Do I need a short term let licence?

Where your council requires one, such as Edinburgh and parts of London and Wales, you hold it and give us the number on sign up.

GETTING STARTED

How quickly will I be live?

Within 24 hours of your payment.

When does my monthly fee start?

When your first listing goes live, not when you sign up.

How do I pay you?

Your adviser sends your invoice and a payment link on WhatsApp once your units are confirmed. Nothing is taken on the sign up form.

What do I need to sign up?

The address, rates and details of each unit, your photographs, links to your listings, how guests collect the keys, and your bank account.

What will I see once I am live?

Your own operator portal with every request, booking and payment, a monthly performance report, and a WhatsApp group with our team.

Who do I speak to?

Our team on WhatsApp, 07424 414489, or enquiries@salusgroup.uk. For portfolios, Adrian Keller, Operations Director.

STILL HAVE A QUESTION?

Message our team on WhatsApp, and a person will answer.

07424 414489

NEXT STEPS

Your apartment, live within 24 hours.

Tell us about your units online, or connect with our team on WhatsApp. We send your invoice and payment link, and you are live within a day of paying.

I

Choose your plan

Monthly from £149 set up and £99 a month, or £749 a unit for the year.

2

Sign up or message us

About ten minutes on the form, or send your details on WhatsApp.

3

Go live

An adviser confirms the same day, and you are live within 24 hours.

BECOME A HOST

staywithsalus.com/list-your-property

SIGN UP, MONTHLY

staywithsalus.com/list-your-property/sign-up

SIGN UP, ANNUAL

staywithsalus.com/list-your-property/sign-up/?plan=annual

BROWSE APARTMENTS

staywithsalus.com/apartments

WHATSAPP

[07424 414489](https://wa.me/07424414489) messages only

EMAIL

enquiries@salusgroup.uk

PORTFOLIOS OF 11+

Adrian Keller, Operations Director