



StayTurn: Short-Term Rentals

Your complete hosting toolkit.

The booking has a system. Now the stay does too. StayTurn gives independent hosts one local operating home for the work around each booking.

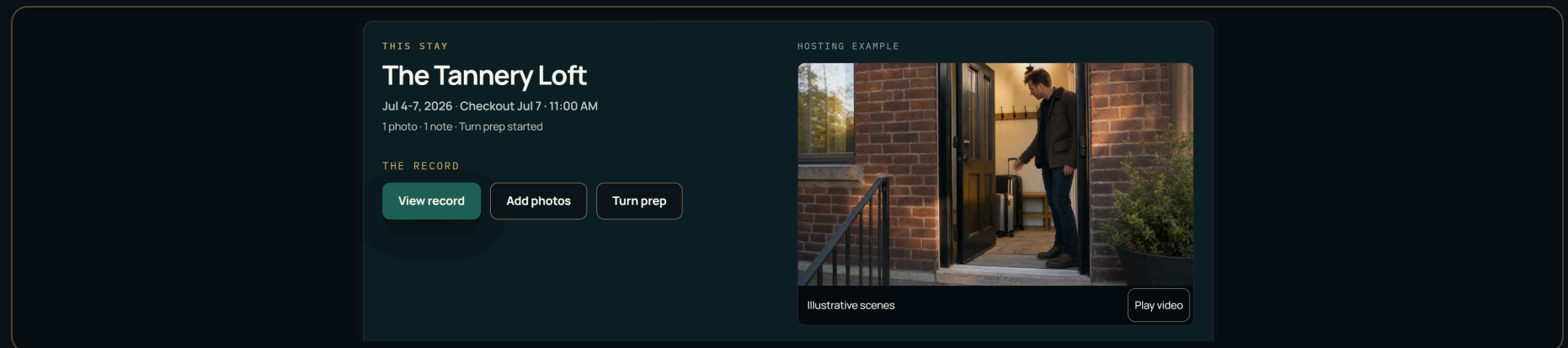
\$19.99 Solo entry. One payment. No subscription.

StayTurn brings turn preparation, public market context and help drafting review replies together. The host stays in control of what is shared or sent.

BACKGROUND: BRAND FILM • DRAMATIZATION

The booking has a system. Now the stay does too.

Independent hosts still run the work between checkout and the next arrival across memory, messages, and separate tools.



ACTUAL APP · THIS STAY · DEMO DATA · CAPTURED 2026-09-23

01

Prepare the turn.

Set the work that must happen before the next guest arrives.

02

Coordinate the cleaner or co-host.

Give each contributor one stay-specific handoff.

03

Follow progress and readiness.

See what has moved and what still needs attention.

04

Keep costs, photos, notes, and decisions with the stay.

Bring the host's work and judgment into one current view.

05

Finish ready for the next guest.

Reach the next arrival with the work accounted for.

Run the stay, read the local market, and keep the facts if a guest issue comes up.

Check the work. Keep its state with the stay.

One actual checklist action, captured September 14, 2026: mark Bathroom personal items done.
The task count moves from one to two.

BEFORE • 1 OF 14 TASKS DONE

1 of 14 tasks done 13 remaining · 0 skipped

+ Filter, sort and bulk actions

All tasks

Personal items to remove or secure 1/3 done

☒

Bedroom personal items **Done**

☐

Bathroom personal items

☐

Mail and documents

ACTUAL APP • DEMO DATA • CAPTURED 2026-09-14

AFTER • 2 OF 14 TASKS DONE

2 of 14 tasks done 12 remaining · 0 skipped

+ Filter, sort and bulk actions

All tasks

Personal items to remove or secure 2/3 done

☒

Bedroom personal items **Done**

☒

Bathroom personal items **Done**

☐

Mail and documents

Each stay keeps its own checklist. Completion for this stay does not complete the next one.

Run the turn from one checklist.

Prepare the turn

The property checklist for this stay, with phase tabs and Done or Skip on each item. A property template carries the steps forward; every new stay starts unchecked.

Who prepares this turn

The handoff sits beside the checklist. Connected cleaner jobs add a shared window, file receipts and host review.

Turnover cost, in view

A per-turn cost calculator and the spend the host records stay with the stay.

TURN PREP

ROOM-CHECK EXAMPLE

The Tannery Loft

Jul 4-7, 2026



Illustration

Play video

Saved on this device.

STAY

The Tannery Loft · Jul 4-7, 2026

This stay's checklist

3 of 14 tasks done 11 remaining · 0 skipped

Before the stay · 11

After the stay · 3

Filter sort and bulk actions

All tasks

ACTUAL APP · TURN PREP · DEMO DATA · CAPTURED 2026-09-23

Send photos while both devices are online.

One link per stay

The host shares a Photo Drop link scoped to a single stay, so even a substitute cleaner can send what they found.

No contributor account

The cleaner opens the link on their phone and sends photos straight to the host's open StayTurn screen.

Host reviews first

Every file waits for host review before it joins the stay.



StayTurn

Turnover photo drop

No app to install and no account to create. Send photos straight to the host's open StayTurn screen. The host reviews copies before saving them and may sync accepted files with their workspace.

► How it works

Connected. Choose the photos to send; you confirm before anything moves.

Choose photos

Photos, videos, or PDF receipts. Up to 50 files, 100.0 MB per file, 500.0 MB per batch.

EARLIER PRODUCT CAPTURE • DIRECT PHOTO DROP • DEMO DATA

Capture the work. Review the handoff.

Give each photo context

Agree on a job window and share its link. The cleaner can add room, before or after phase, and issue details. Missing or unsafe views can be noted. No contributor account is needed.

Saved is not received

Open the link online first. Saved on this device keeps work in that browser when storage is available. Choose Send when connected and keep the page open. Received confirms service receipt.

The host reviews next

Marking ready submits the handoff. The host reviews received files, saves and synchronizes them, then accepts or requests more work. Link holders are unverified. Acceptance does not establish property condition.

GUIDED INCIDENT CAPTURE

Room

Living room

When is this for?

Not specified

Record an issue

What did you notice?

Visible damage

Item or location (optional)

Sofa arm

1. Room 2. Item 3. Close-up

Next photo

Close-up

What did you notice? (optional)

A tear along the left arm of the sofa, about 10 cm.

SERVICE RECEIPT STATE

Open this link once while connected. Saved files and notes can reopen in this browser while storage is available. Keep the page open to send. Clearing browser data removes local copies. Originals are kept unchanged.

demonstration-original.png

Received

Saved on this device

Receipt: Sep 21, 2026 at 10:49 PM
(America/Los_Angeles, UTC-07:00)

► File details and original

Note for the host (optional)

Only received files are included. Marking ready is your submission; the host decides whether to accept it.

Mark ready for review

ACTUAL APP EXCERPTS • DEMO DATA
SIMULATED SERVICE RECEIPT • CAPTURED 2026-09-22

Keep original photos until receipt is confirmed. Clearing browser storage can remove unsent work. [See the cleaner handoff guide.](#)

See the local market beside the work.

Review activity

Reviews posted per month within the dataset's stated coverage. Dated public activity, not a booking count.

Listed nightly prices

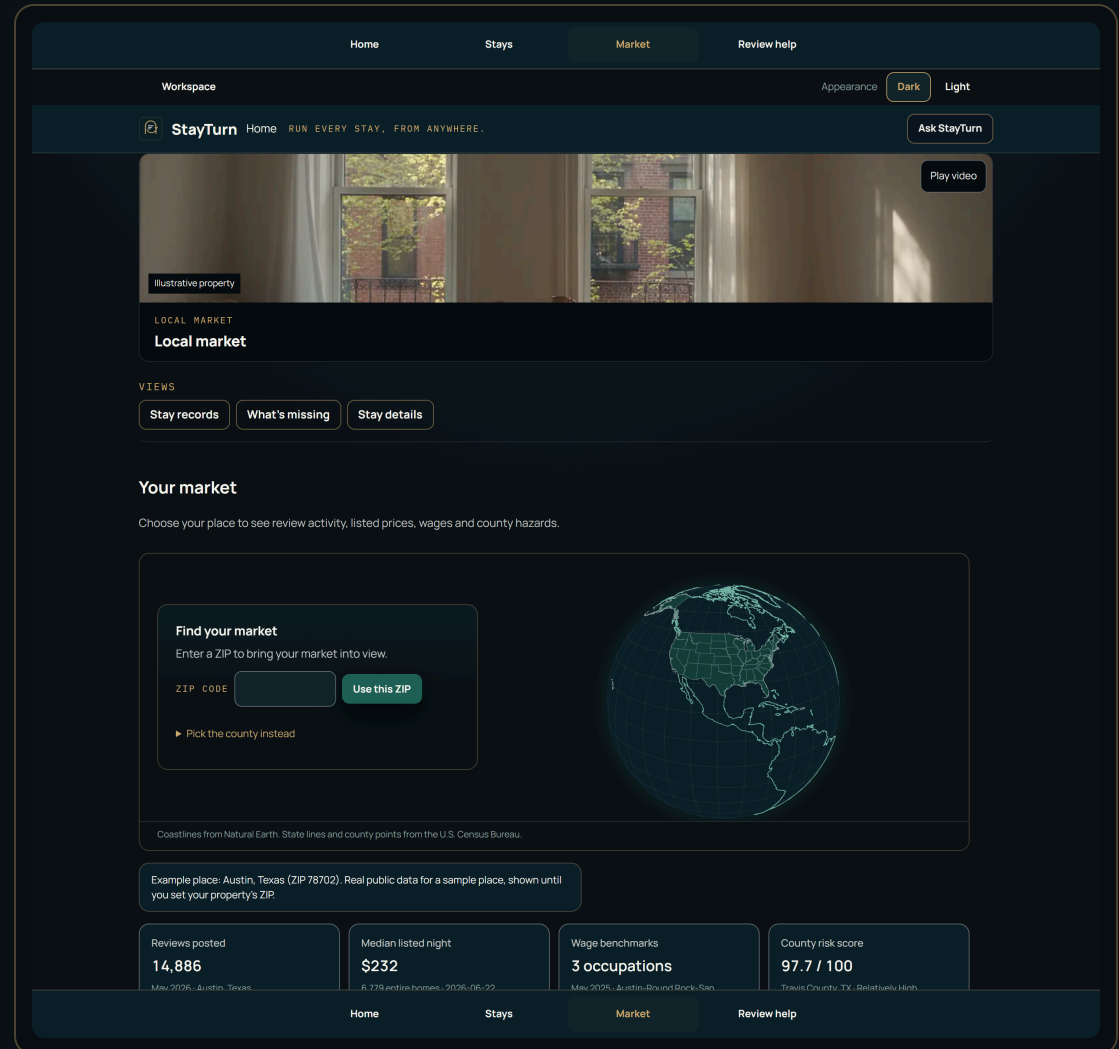
Asking-rate percentiles for entire homes within the dataset's stated coverage. Listed prices are not booked rates.

Wages and hazards

Hourly wage benchmarks (BLS, May 2025) for cleaning and maintenance work, and the county's FEMA National Risk Index bands, further down the same view.

Live on the web

Compare June 2025 and June 2026 electricity prices for the selected state, across four sectors and an all-sectors total. The EIA source file covers 62 geographies. Choose a NOAA station from a 15,616-station dataset with seven annual measures for 1991 to 2020, where reported. The research index contains 174 entries, each with its source and check date.



PRODUCT CAPTURE · YOUR MARKET · AUSTIN TX EXAMPLE · DATED PUBLIC DATA

When a guest issue comes up, start from the facts.

Review help

Draft review replies from what the host observed and did. The host reviews the wording and chooses what to send.

Link the supporting files

Add optional item details. Link receipts, estimates and before or after photos from the same stay. Missing material remains visible.

Summary and originals

Download a PDF summary for reading. Export the record ZIP separately for available unchanged originals. Photo previews may be resized. The printable summary remains available.

OPTIONAL ITEM DETAILS AND LINKS

- EDIT ITEM DETAILS

ITEM NAME	ROOM (OPTIONAL)	MAKE AND MODEL (OPTIONAL)
Living room sofa	Living room	Rowan three seat, oatmeal
PURCHASE DATE (OPTIONAL)	CONDITION YOU OBSERVED (OPTIONAL)	ORIGINAL RECEIPT (OPTIONAL)
04/18/2024	Tear along the left arm, about 10 cm	demo-repair-receipt.pdf
REPAIR OR REPLACEMENT ESTIMATE (OPTIONAL)	BEFORE THE STAY PHOTO (OPTIONAL)	AFTER THE STAY PHOTO (OPTIONAL)
Not linked	Not linked	Not linked

Add files through Add existing files below, then link them here. A before photo is your reference. Its date does not verify the property's condition at check-in.

Save item details

PDF SUMMARY • FICTIONAL SAMPLE

StayTurn
STAY RECORD

FICTIONAL SAMPLE DATA

Blue Spruce Cabin

Fri, Jul 3, 2026 to Mon, Jul 6, 2026 · Checked out

Independence Day stay · Alex Morgan · 24 Spruce Lane, Fictional Ridge

FILE FROM THIS RECORD



demo-cabin-exterior.jpg

Illustrative image - Source: Cleaner (link holder, identity not verified)

THE WORK AROUND EVERY STAY

Seven workflows. One place to keep the work.



BEFORE ARRIVAL

Bookings

Review dates and calendar changes.



BEFORE ARRIVAL

Insurance preparation

Keep policy details and questions.



DURING THE STAY

Cleaner coordination

Prepare, receive and review the handoff.



DURING THE STAY

Service requests

Save the need, timing and scope.



FOLLOW-UP

Claims

Keep the issue, files and dated actions.



FOLLOW-UP

Platform contact

Follow platform steps from the case.



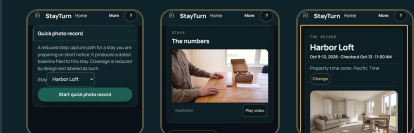
FOLLOW-UP

Private guest observations

Keep dated context for your own review.

THE RECORD

Capture, review costs, export



Capture

Review costs

Export record

Actual app screens, demo stay. The PDF summary and a separate ZIP of unchanged originals.

Workflow scenes are illustrative, generated for this release; none is a customer, property or result. The three record screens are the actual app with demo data.

The host confirms external actions. Connected messaging, quotes and coverage, provider dispatch and marketplace payments remain closed. Private observations are not shared ratings. Cleaner scheduling requires a connected workspace and an available service.

Three one-time tiers on the web. Priced by how many operators run the stays.

\$19.99

SOLO • ONCE

One operator running the host's own stays.

\$39.99

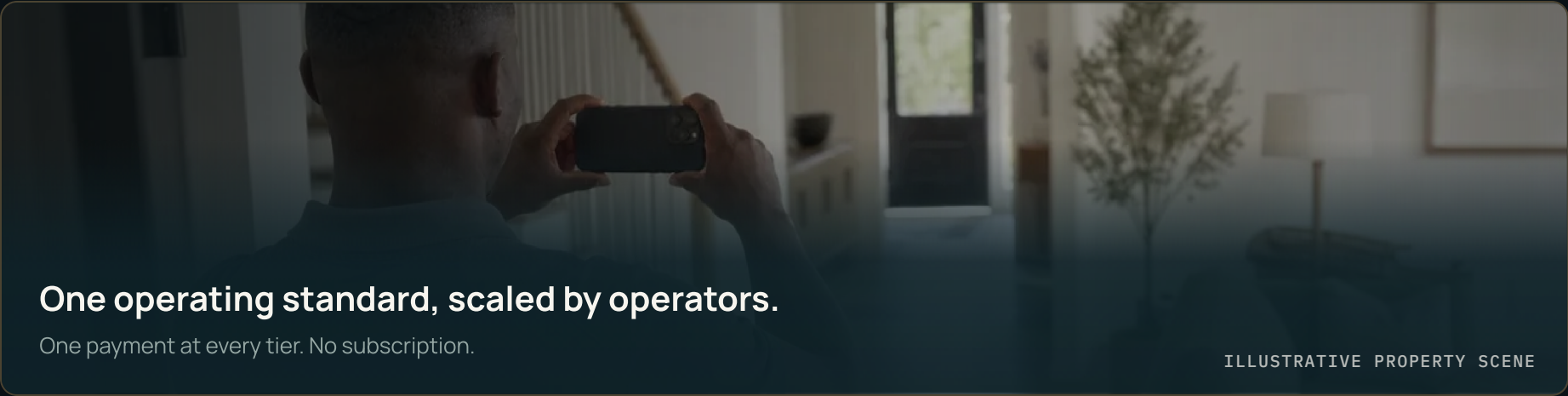
TEAM • ONCE

One purchase covering up to 10 operators, including the owner.

\$99.99

UNLIMITED • ONCE

One purchase covering unlimited operators.



One operating standard, scaled by operators.

One payment at every tier. No subscription.

ILLUSTRATIVE PROPERTY SCENE

The product is live. External demand is unproven.

Current access

StayTurn is live on the web at app.stayturn.co, on the App Store and on Google Play. As of September 29, 2026, Apple lists iPhone version 2.5.13 as Ready for Distribution with its three in-app purchase options approved, and the App Store serves that version. Google Play serves 2.5.13. Partner connections for messaging, insurance quotes and marketplace payments are not enabled in this release. External paid demand remains unproven.

Orders

External demand remains unproven. Purchase-path tests do not establish independent customer use.

What buyers can inspect

A working browser-kit purchase path at \$19.99, the sample stay workflow, free tools, host guides, and reviewer copies supplied individually on request.

Planned distribution tests

Channels to test include search, review directories, creators, educators, host communities, and software marketplaces. An evaluator cohort is planned. No channel is claimed as proven.

As of September 29, 2026, Apple lists iPhone version 2.5.13 as Ready for Distribution with its three in-app purchase options approved, and the App Store serves that version. No completed store purchase is claimed.

Two decades of distribution deals, applied to the smallest operator.

Operating arc

More than 20 years across DirecTV, AT&T, Verizon Media, Disney, and EverPass. J.D., University of Pittsburgh.

Commitment

Founder-led product development, operations, distribution, and support.

WHAT MUST BECOME TRUE

External paid orders

A buyer who is not the founder pays for the kit.

Repeatable partner distribution

One partner channel that produces buyers more than once.

Use and retention

Hosts create a second stay, and a tenth.

Acquisition economics

A source of buyers with sustainable acquisition costs as spend increases. Each of the four remains unproven today.