

The 15.5% Fee Reset: Worked Example

See exactly what the host-only fee costs you, and the rate that restores your take-home.

The scenario

Nightly rate: \$150 | Cleaning fee: \$75 | Occupancy: 65% (~20 booked nights)
Bookings per month: 4 | Monthly subtotal: \$3,225

Old split fee vs. new host-only fee

	Old (3% host)	New (15.5% host-only)
Monthly take-home	\$3,128.25	\$2,725.13
You keep per \$100 booked	\$97.00	\$84.50
Monthly loss vs. old fee	--	\$403.13
Annual loss vs. old fee	--	\$4,837.50

The restoring rate (exact formula)

Old take-home was: rate x 0.97. New take-home is: new rate x 0.845.
Set them equal and solve:

new rate = old rate x 0.97 / 0.845

At \$150/night: $150 \times 0.97 / 0.845 = \172.19 (a 14.79% increase)

Now run YOUR numbers

- 1. My current nightly rate: \$_____
- 2. My restoring rate (rate x 0.97 / 0.845): \$_____
- 3. My cleaning fee: \$_____ (the 15.5% applies to this too)
- 4. My booked nights per month: _____
- 5. My monthly take-home now (rate x nights x 0.845): \$_____
- 6. My monthly take-home at the restoring rate: \$_____

Doing this across a whole portfolio?

The free calculator handles one property at a time. The \$79 STR Fee-Reset Survival Pack runs this math across up to 10 listings at once, with monthly and annualized loss per property, a property P&L, and a 12-month

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