

MÎNUT

5-star stays start with Minut

Trusted by 50,000+ operators in 100+ countries

Minut gives property managers the real-time insights to prevent parties, reduce noise complaints, and keep guests and neighbors happy.



Detect and prevent property damage 24/7

Prevent issues before they turn into complaints

Get real-time alerts when noise, smoke, or over-occupancy is detected. Your team can act immediately, even when remote.

Protect your properties in every season

Monitor temperature and humidity year-round to prevent frozen pipes, mold growth, and energy overuse.

Provide proof of incident to invoke fines

Minut delivers detailed, time-stamped reports that serve as concrete evidence of incidents for OTAs and regulators.

Protect guest privacy at every stage

There are no cameras or recordings. Minut only reports decibels and environment levels, so you can stay compliant and build trust.



Scales across your portfolio

Whether you operate 10 properties or 10,000, Minut supports your growth.

- ✓ Centralized dashboard
- ✓ Real-time alerts and historical insights
- ✓ Seamless integrations with platforms like Airbnb, Hostaway, and Mews
- ✓ Easy installation—no IT support required

Why Minut?

Whether you operate 10 units or 10,000, Minut supports your growth.

✔ **Privacy-first**

Minut uses decibel-only monitoring. No cameras, no audio, no compromise.

✔ **Portfolio-wide insights**

Monitor multiple units and locations from a single platform.

✔ **Flexible contracts**

Multi-year plans available to help you lock in value and control budgets.

✔ **Reliable performance**

12-month battery life. Built for long-term use with minimal maintenance.

✔ **Automated messaging**

Reduce manual outreach with fully customizable guest messaging.

✔ **Fast, frictionless setup**

Self-installable. Devices are live in minutes.

Visibility that keeps your portfolio running smoothly



Noise

Detect disturbances early, without recording audio



Smoking

Enforce no-smoking policies with cigarette and marijuana detection



Crowd Detect

Flag potential parties and over-occupancy risks



Temperature

Optimize HVAC use and monitor comfort in real time



Humidity & mold risk

Monitor conditions impacting comfort and maintenance.



Incident reports

Capture time-stamped evidence for disputes and decisions.

NOX
RENT. BUY. MANAGE. SELL.

“We were getting some complaints saying there were parties, but when we looked at the Minut data, we could confidently respond and say there wasn’t excessive noise. It helped us navigate difficult conversations with neighbors and community groups.”

Jessica Helias
GM, Tulyp, Tapestry Collection by Hilton

kasa

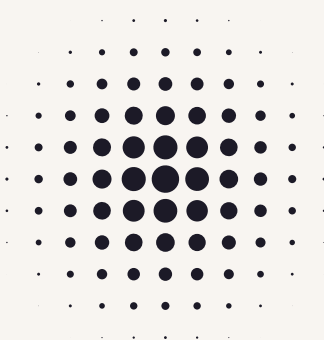
“Guests arrive and crank up the AC, but don’t turn it off when they leave. With Minut, we can detect this and send someone to adjust it

Kasa Living
Drew Millum

BOB W.

“Minut has prevented us from hundreds of noise complaints. Guests appreciate the quiet, and our team saves hours each week.”

The Bob W team



Bring calm to every stay

Minut helps you deliver 5-star experience consistently and at scale.
Book a demo or get started at minut.com/vacation-rentals