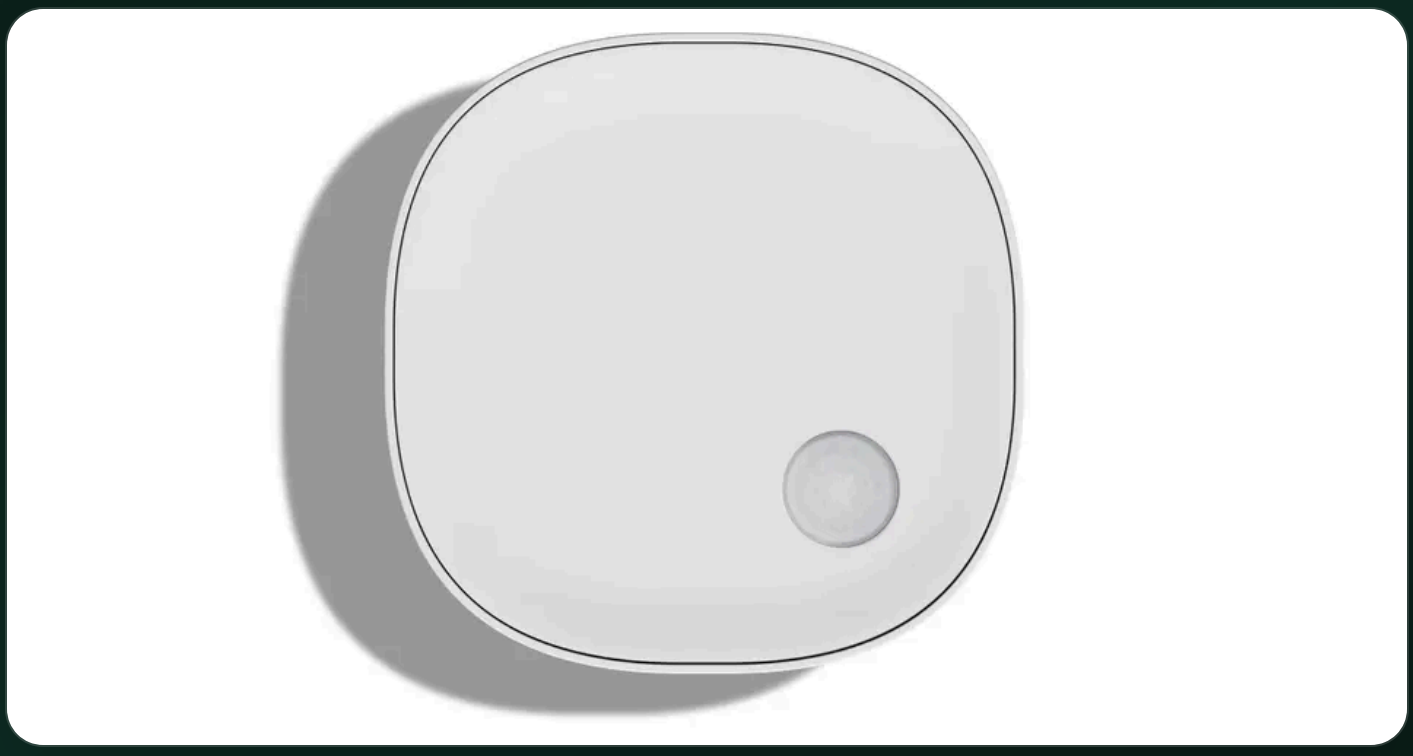
ToolGPA

NOVEMBER 2026

Minut

The Insider's Guide

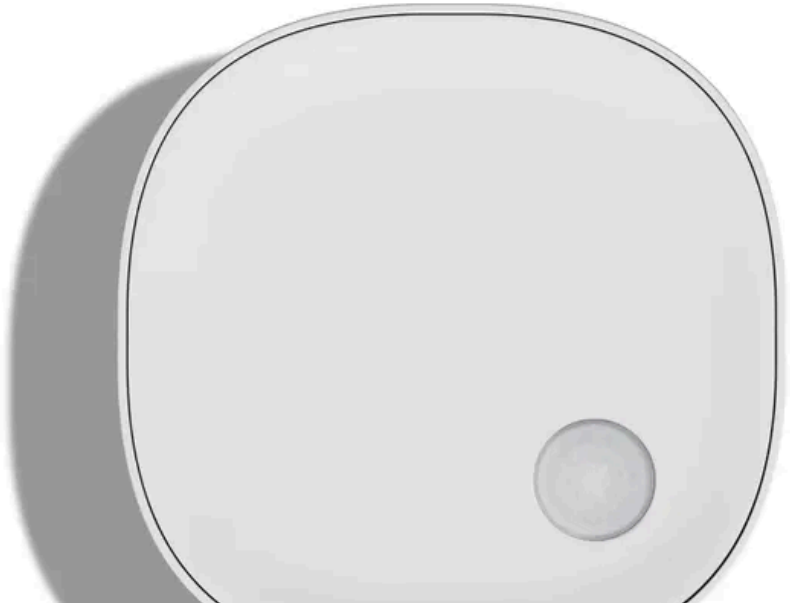
Noise, smoke and occupancy sensors with guest messaging



Every plan, grade, refund rule and rival among vacation rental tools, read from Minut's own pages.

Made by Minut · checked Nov 13, 2026 · toolgpa.com

2.0
GPA



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Who made this guide, what else is on the site, and how to cite it

ToolGPA put this guide together from Minut's own pages, its app-store listings and our grades. Every fact in it is on Minut's page too, where it is kept up to date. Checked Nov 13, 2026.

Welcome

What it is, who it suits, its grades and the ten things to know first

2.0

GPA, above 14 of the 53 other vacation rental tools we grade

Minut makes a battery or wired sensor that tracks noise levels, smoking, crowd size and indoor climate in rental units without a camera. A subscription per rental unit adds alerts, reports, automated guest messages and integrations with Airbnb and property management systems. Newer modules cover tasks and a unified guest inbox.

To get you started, here are **8 things to know about Minut**, taken from its own pages and our grades.

> "
>
> **No store rating on record, and a sensor must be installed and linked.**
>
> From our grade for ease of use

1 **Best for noise and party monitoring**

Minut sells a noise, smoke and occupancy sensor with a software plan that texts guests when levels pass a limit.

2 **Paid plans start at $5 a month**

As its pricing page puts it: $5 per month, billed as $60 a year.

3 **It runs on 3 platforms**

Web, iOS and Android.

4 **Noise monitoring**

Tracks decibel levels indoors or outdoors against custom thresholds and quiet hours; the sensor has no camera.

5 **Smoking and crowd detection**

Flags likely cigarette or marijuana smoke and estimates occupancy from Bluetooth signals.

6 **Triggered guest messages**

Messages or calls guests automatically when a device event occurs; the Call Assist add-on has operators phone guests.

7 **A 2.0 GPA, above 14 of 53**

That is against the other vacation rental tools we grade, on value, the free plan, features, ease of use and platforms.

8 **Keep it**

To replace Minut you would be making connections to other products, each kept working as those products change. That is not a weekend's work, with an AI app builder or without one.

Minut at a glance

PRICING Paid, from $5 per month, billed as $60 a year	FREE PLAN No
FREE TRIAL None stated	RUNS ON Web, iOS, Android
MADE BY Minut	CATEGORY Vacation Rental Software
OUR GRADE 2.0 GPA, fair	

The report card

Best for noise and party monitoring

Minut sells a noise, smoke and occupancy sensor with a software plan that texts guests when levels pass a limit. The plan starts at $5 a month, but the sensor is a separate purchase and OTA and PMS links need dearer plans.

TOOLGPA REPORT CARD	Minut	Graded Nov 13, 2026

SUBJECT	GRADE	COMMENT
Value for money	B	Starter is $5 a month billed as $60 a year, under 60% of the category's $10 cheaper quarter. The sensor is a separate one-time cost whose price was not read.
Free plan and trial	F	No free plan and no trial on record, so every use is paid from day one.
Features	C	Noise monitoring, smoke and crowd detection, triggered guest messages, reports and an inbox. It needs a sensor, and Call Assist is a paid add-on.
Ease of use	C	No store rating on record, and a sensor must be installed and linked.
Platforms and integrations	B	Web plus iOS and Android, with Airbnb, Guesty, Hostaway, Hospitable, Hostfully, Lodgify, OwnerRez and Zapier.
Grade point average		Fair, out of 4.0 **2.0**

An A is worth 4 points, a B 3, a C 2, a D 1 and an F nothing. The GPA is the average of the five.

Who Minut is for

- ✓ Fits if you worry about parties and noise in your rentals
- ✓ Works for managers who want guests warned automatically

Who it is not for

- ✕ Pricey if you count hardware, as the sensor is a separate one-time purchase
- ✕ Watch out: OTA integrations start on Standard and PMS integrations only on Pro
- ✕ Watch out: Call Assist is a $10 per rental unit add-on
- ✕ Watch out: plans are billed yearly and no monthly rate is shown
- ✕ Not for you if you want a trial, as none is listed

Good to know

Good for

- ✓ Hosts who need noise alerts to satisfy platform or city rules
- ✓ Managers wanting party prevention across many units
- ✓ Teams that already run a supported PMS

Worth knowing

- ⓘ The sensor is a separate one-time purchase on top of the plan; its price was not read.
- ⓘ Plans are billed per rental unit and listed as billed yearly; the page shows no monthly-billed rate.
- ⓘ Call Assist is an add-on at $10 per rental unit per month.
- ⓘ OTA integrations start on Standard, and PMS integrations only on Pro.

What it costs

Every plan, the free plan, ways to pay less and how prices have moved

$5

A month to start

Minut is a paid product, starting at $5 per month, billed as $60 a year.

> **The sensor is a separate one-time cost whose price was not read.**
>
> From our grade for value for money

STARTER

$5

per month for 1 property, billed as $60 a year

Smart home integrations, basic reports and 7 days of data retention for a single property.

STANDARD

$10

per home / month, billed as $120 a year

Adds multi-property use, Airbnb and other OTA integrations, team access (up to 5 seats) and 30-day retention.

PRO

$15

per home / month, billed as $180 a year

Adds PMS integrations, advanced reports, up to 20 team seats and unlimited data retention.

ENTERPRISE

Custom

Custom portfolio setup, guaranteed SLA, dedicated account manager and staff training.

Read from minut.com on Nov 13, 2026.

What it does

Its main features, where it runs, what it works with and who makes it

3

Places it runs: Web, iOS and Android

Noise, smoke and occupancy sensors with guest messaging. Here is what it does, as its own site describes it, and what it covers: public API, AI features, tasks, workflow automation, reports.

> **Noise monitoring, smoke and crowd detection, triggered guest messages, reports and an inbox.**
>
> From our grade for features

Noise monitoring

Tracks decibel levels indoors or outdoors against custom thresholds and quiet hours; the sensor has no camera.

Smoking and crowd detection

Flags likely cigarette or marijuana smoke and estimates occupancy from Bluetooth signals.

Triggered guest messages

Messages or calls guests automatically when a device event occurs; the Call Assist add-on has operators phone guests.

Reports and data history

Basic reports on every plan, advanced incident reports on Pro, and retention from 7 days to unlimited by plan.

Tasks and unified inbox

Task management, turnover tasks and a guest inbox for Airbnb, WhatsApp and SMS; the pages mark messaging and tasks as beta.

Where it runs

Web · iOS · Android

What it works with

Airbnb · Guesty · Hostaway · Hospitable · Hostfully · Lodgify · OwnerRez · Zapier

Minut is made by Minut.

PART 04 · STANDING

Where it stands

Its grades against its category, and whether to keep it or make your own

14/53

Other vacation rental tools it is graded above

Minut's GPA of 2.0 is higher than 14 of the 53 other vacation rental tools we grade, and level with 11.

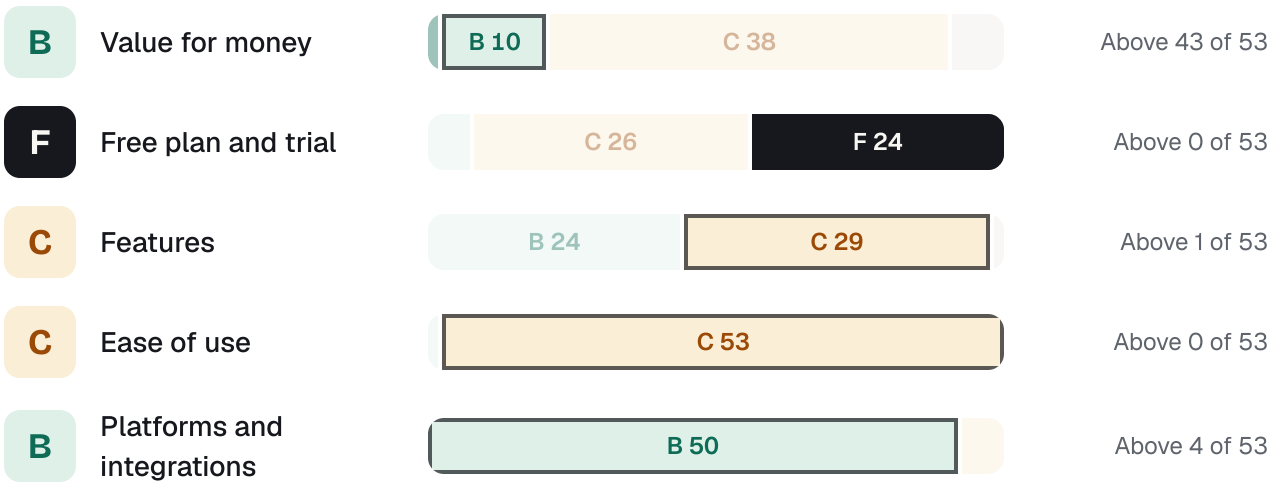
It stands best on value for money (B, above 43 of 53) and worst on free plan and trial (F, above 0).

Its paid plans start at $5 a month, against a middle price of $19.99 for the category: 5 of the 35 others that charge start lower.

On features, ease of use and platforms it scores 2.3 out of 4. 2 tools score higher and cost less.

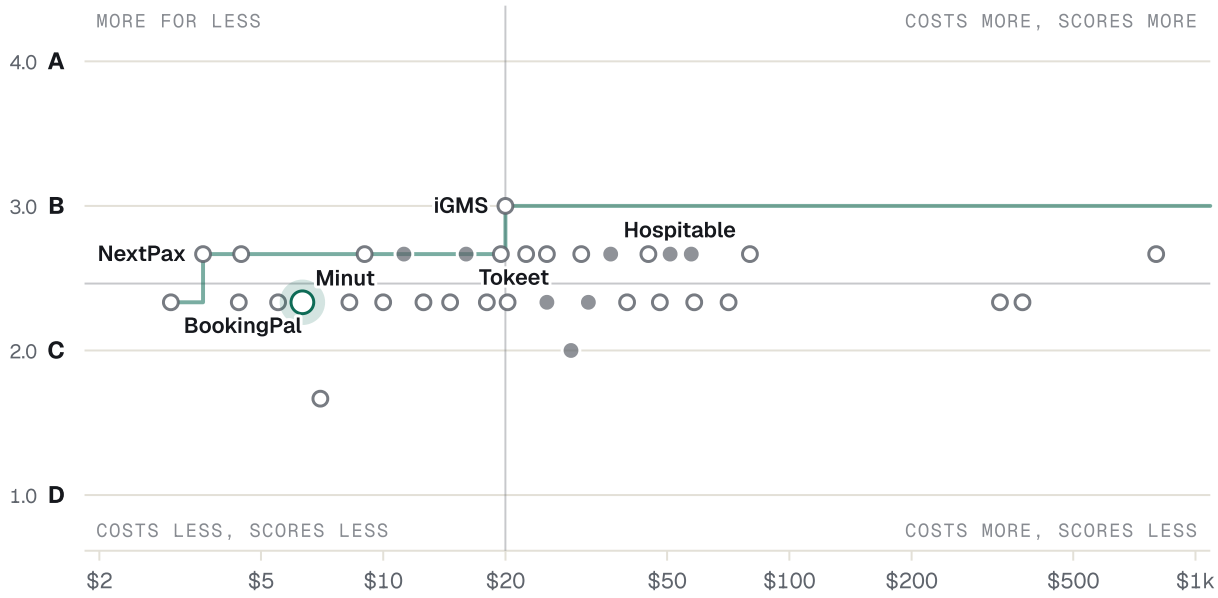
Each grade against the category

Every bar is all 54 vacation rental tools we grade, cut by the letter each got. Minut's own letter is outlined.



Price against what you get

Each dot is one of 36 vacation rental tools. Further left costs less; higher up scores better on features, ease of use and platforms. Minut is the marked dot.



What paid plans start at, a month (each step along is roughly double)

Keep it, or make your own?

Whether this is something you could build for yourself with an AI app builder, and what you would give up.

Keep it

To replace Minut you would be making connections to other products, each kept working as those products change. That is not a weekend's work, with an AI app builder or without one.

That makes this kind of software worth paying for, not this one in particular: 28 of the 53 other vacation rental tools grade higher. It costs $60 a year.

What you could make

- Reports and tasks: an app builder makes these well.

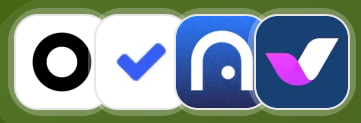
What you could not

- Connections to other products, each kept working as those products change.
- A real app for iOS and Android. Something home-made would be a web page.
- AI features, unless you pay a model provider for each request yourself.

What this rests on. Minut's listing: what it does, where it runs, what it plugs into and what it costs. It is a judgement about the kind of software this is. We have not built a replacement for it, and making your own means looking after it too. How we decide, and every tool's verdict.

The alternatives

The tools it is most often weighed against, side by side



Operto, Chekin, Enso Connect and Autohost

The 4 tools Minut is most often weighed against, with where each one differs from it.

1.8 GPA

Operto

Paid

Guest access, messaging and housekeeping for rentals and hotels.

- Only Minut lists iOS and Android apps.
- Minut also covers workflow automation and reports.
- Operto also covers shared inbox, time tracking and inventory.

Minut and Operto compared in full

2.4 GPA

Chekin

Free trial · from €3.95/mo

Online guest check-in, ID checks and legal reporting for rentals.

- Only Minut lists iOS and Android apps.
- Minut also covers tasks, workflow automation and reports.
- Chekin also covers shared inbox and invoicing.

Minut and Chekin compared in full



1.8
GPA

Enso Connect

From $16/mo

AI guest messaging, check-in and upsells for rentals and hotels.

- Only Minut lists iOS and Android apps.
- Minut also covers tasks, workflow automation and reports.
- Enso Connect also covers shared inbox, AI support agent, whatsApp messaging and chatbots.

Minut and Enso Connect compared in full



2.2
GPA

Autohost

Free trial

Guest ID verification and fraud screening for rentals and hotels.

- Only Minut lists iOS and Android apps.
- Minut also covers tasks, workflow automation and reports.
- Autohost also covers forms.

Minut and Autohost compared in full

PART 06 · QUESTIONS

Quick answers

The questions people ask about it, each answered in a line or two

13

Questions, each answered in a line or two

The short version of everything above, for when you only need the answer. Each one is told in full in its part of the guide.

Is Minut free?

No. Minut is a paid product, starting at $5 per month, billed as $60 a year.

How much does Minut cost?

Minut lists 4 plans. Starter: $5 per month for 1 property, billed as $60 a year.

What platforms does Minut work on?

Minut is available on Web, iOS and Android.

Does Minut have a Windows app?

No Windows app was listed when its pages were read on Nov 13, 2026. Minut is listed for Web, iOS and Android.

Does Minut have a macOS app?

No macOS app was listed when its pages were read on Nov 13, 2026. Minut is listed for Web, iOS and Android.

Is Minut open source?

Minut is not described as open source on its own site, as read on Nov 13, 2026.

Does Minut have an API?

Yes. Minut offers a public API, according to its own site.

What does Minut integrate with?

Minut's listing names Airbnb, Guesty, Hostaway, Hospitable, Hostfully, Lodgify, OwnerRez and Zapier.

Who makes Minut?

Minut is made by a company of the same name.

What are the alternatives to Minut?

The closest alternatives to Minut in our directory are Operto, Chekin, Enso Connect and Autohost.

How does Minut compare with other vacation rental tools?

Minut's GPA of 2.0 is higher than 14 of the 53 other vacation rental tools we grade, and level with 11.

Is Minut good value for money?

ToolGPA grades Minut B for value for money. Its paid plans start at $5 a month, against a middle price of $19.99 for the category: 5 of the 35 others that charge start lower.

Could I make my own version of Minut?

To replace Minut you would be making connections to other products, each kept working as those products change.

Where this guide comes from

The prices, plans, platforms and features were read from Minut's own pages on Nov 13, 2026, and the grades were given on Nov 13, 2026. Graded from this listing, whose facts were read from Minut's own pages on 13 November 2026. Not based on using the product, and shorter than our full reviews.

Every tool we list gets five grades, A to F, each with its reason, and a GPA that averages them. How each is decided is at toolgpa.com/grades. This guide is ToolGPA's own work; it is not made, paid for or approved by Minut. Prices change, so check minut.com before you buy.

minut.com/pricing
minut.com/hardware/m3-sensor
minut.com/integrations

PART 07 · ABOUT

About ToolGPA

Who made this guide, what else is on the site, and how to cite it

7,721

Tools graded, in 95 categories

ToolGPA grades software the way a school report grades a pupil: five subjects, a letter for each with the reason written beside it, and a GPA that averages them. Prices, plans and platforms are read from each maker's own pages and dated, so you always know how fresh a figure is.

Every grade, review and ranking on ToolGPA is our own judgement. No company can pay for a grade or change one. Every tool on the site has a guide like this one, free to download and pass on. It all lives at toolgpa.com.

7,721	95	739	579
tools graded	categories	price changes on record	apps priced in 12 countries

What else is on toolgpa.com

Minut, kept up to date

Everything in this guide, with prices and grades as they are today

toolgpa.com/tools/minut

How grades are given

The rules behind every letter and every GPA

toolgpa.com/grades

Value charts

What each tool costs against what it scores, for every category

toolgpa.com/charts

Compare

Any two tools side by side, plan by plan

toolgpa.com/compare

Price changes

Every price rise and cut on record, each with its source

toolgpa.com/price-changes

Prices by country

What apps cost on the App Store in 12 countries

toolgpa.com/prices-by-country

Pay less

Every public discount: yearly billing, students, nonprofits

toolgpa.com/save

Keep or make

Which tools are worth paying for, and which you could build yourself

toolgpa.com/keep-or-make

Scan for the live page

Prices and grades as they are today

Quoting this guide?

Please name ToolGPA and link to the live page, so readers can check the figures for themselves:

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ToolGPA, "Minut: The Insider's Guide", checked
Nov 13, 2026. https://toolgpa.com/tools/minut
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Know someone choosing between vacation rental tools?

Send them this guide: toolgpa.com/tools/minut/guide

ToolGPA elsewhere: youtube.com/@toolgpa

See our other guides

The best-graded vacation rental tools after Minut, each with an Insider's Guide of its own.

Vacation Rental Software Insider's Guide

Every one of the 54 vacation rental tools we grade, compared

CiiRUS Insider's Guide

Vacation rental PMS with trust accounting for professional managers

2.8 GPA

Hospitable Insider's Guide

Guest messaging, channel sync and operations for short-term rentals

2.6 GPA

Hostex Insider's Guide

Low-cost channel manager and PMS for short-term rentals

2.6 GPA

ToolGPA

Choosing software? Every tool graded, every price dated.

Compare tools at toolgpa.com ›

Everything in this guide is ToolGPA's own summary of what Minut's pages, its app-store listings and public reviews said on the dates shown. Grades are our judgement under the rules at toolgpa.com/grades. Every grade, review and ranking on ToolGPA is our own judgement. No company can pay for a grade or change one. Minut is a trademark of its owner, and this guide is not made, paid for or approved by Minut. Prices and plans change: check minut.com before you buy.