

Short-Term Stays Marketplace MVP

Comparable to: Airbnb / VRBO

A lean two-sided marketplace for short-term stays in entire homes or apartments. Launch in one operator-configured city or metro area with Instant Book for approved listings.

Estimated MVP cost

\$22,950

Estimated effort

405 hours

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Key Features

- Host listings with photos, availability, nightly pricing, cleaning fees, and Instant Book eligibility
- Operator review of listings and Stripe Connect host onboarding before Instant Book listings go live
- Guest search, listing details, upfront total pricing, booking flow, and basic host-guest messaging
- Full guest payment at reservation, Stripe Connect host payouts after check-in, reviews after stays, and an admin operations area
- Guest cancellations governed by one operator-configured policy for all listings

Out of Scope for This MVP

- US-only hosting, payments, and compliance
- Initial launch is limited to one operator-configured metro area
- Hosts offer entire homes or apartments only

Full Cost Breakdown

Item	Hours	Cost
The system shall allow visitors to search available entire homes or apartments within the operator-configured launch metro area using dates and guest count.	8	\$440
The system shall display search results for eligible listings that match the selected location, dates, and guest count.	7	\$390
The system shall display listing details including photos, property information, availability, nightly rate, and cleaning fee.	6	\$330
The system shall calculate and display the total reservation price before booking, including nightly charges, cleaning fees, and the platform service fee.	7	\$390
The system shall allow guests to create accounts, sign in with email and password, reset passwords, and manage account information.	10	\$550
The system shall allow authenticated users to request in-app deletion of their account and associated personal data in accordance with applicable privacy requirements.	6	\$330
The system shall allow a guest to book an eligible listing through Instant Book when the listing, dates, and guest count satisfy marketplace rules.	12	\$660
The system shall process the full reservation amount through Stripe and record the payment status for each reservation attempt.	12	\$660
The system shall confirm a reservation only after successful payment and reservation confirmation processing.	9	\$500
The system shall allow guests to cancel reservations and apply one operator-configured cancellation policy to all listings.	8	\$440
The system shall allow hosts to create listings for entire homes or apartments with property details, photos, availability, nightly pricing, and cleaning fees.	12	\$660
The system shall allow hosts to complete Stripe Connect onboarding and track onboarding status for payout eligibility.	9	\$500
The system shall prevent listings from becoming live or Instant Book eligible until required host onboarding and administrator approval are complete.	7	\$390

The system shall allow hosts to manage listing availability, nightly pricing, and cleaning fees, subject to marketplace validation rules.	9	\$500
The system shall provide basic host-guest messaging associated with a reservation or other marketplace activity.	9	\$500
The system shall allow guests to submit reviews for reservations after the associated stay is completed.	6	\$330
The system shall allow marketplace administrators to review and approve host listings and control Instant Book eligibility.	8	\$440
The system shall allow marketplace administrators to oversee reservations, payment statuses, payouts, cancellations, and reviews.	12	\$660
The system shall provide users with status information for account actions, listing approval, reservations, payments, cancellations, payouts, and reviews.	8	\$440
The system shall enforce role-based access for visitors, guests, hosts, and marketplace administrators.	7	\$390
Planning	45	\$2,480
Project Management	36	\$1,980
Testing	21	\$1,160
DevOps	18	\$990
Design & Frontend Build	54	\$2,970
AI Tokens	0	\$600
Security	21	\$1,160
Risk (10% Contingency)	38	\$2,090
Total	405	\$22,950

Estimate Assumptions

- Hours are base development effort per requirement and exclude NFR implementation overhead, project management, design, and dedicated QA.
- Shared authentication, data models, UI components, and authorization foundations are allocated across the requirements where

they provide the clearest primary effort.

- Stripe-hosted or tokenized payment flows and Stripe webhooks are used; card data is not stored by the marketplace.
- Basic notification channels and messaging behavior use marketplace defaults without real-time enhancements, attachments, or advanced moderation.
- Photo handling assumes metadata and standard managed storage integration rather than advanced image processing or content moderation.
- One global cancellation policy, one launch

metro area, English-only UX, and a single currency are assumed.

Risks That Could Change This

- Stripe payment and Connect webhook behavior may require additional reconciliation and retry work during implementation.
- Availability and payment concurrency edge cases could increase reservation and confirmation effort.
- Privacy deletion requirements may expand if legal retention, export, or regional compliance rules become more

specific.

- Administrator workflows may grow if operational reporting, disputes, fraud controls, or broader user management are added.

User Stories

US-1 - Visitor

As a visitor, I want to search available entire homes or apartments in the launch metro area so that I can find suitable stays.

US-2 - Visitor

As a visitor, I want to view listing details, photos, availability, and pricing so that I can decide whether a stay meets my needs.

US-3 - Guest

As a guest, I want to see the

total price
before
booking so
that I
understand
the full cost
of my stay.

**US-4 -
Guest**

As a guest,
I want to
create an
account
and
manage my
account
information
so that I
can use ma
rketplace
services
securely.

**US-5 -
Guest**

As a guest,
I want to
book an
eligible
listing and
pay the full
reservation
amount so
that my
stay is
confirmed.

**US-6 -
Guest**

As a guest,
I want to
cancel a
reservation
according
to the mark
etplace can
cellation
policy so
that I
understand
my
available
options.

US-7 - Host

As a host, I want to create a listing with photos, availability, pricing, and cleaning fees so that guests can discover and book my home.

US-8 - Host

As a host, I want to complete Stripe Connect onboarding so that I can receive payouts for eligible reservations.

US-9 - Host

As a host, I want to manage my listing availability and pricing so that guests see current booking information.

US-10 - Host

As a host, I want to communicate with guests about a reservation so that I can coordinate the stay.

US-11 - Guest

As a guest, I want to message my host about a reservation so that I can coordinate details of my stay.

US-12 - Guest

As a guest, I want to submit a review after my stay so that I can share feedback with the marketplace community.

US-13 - Marketplace Administrator

As a marketplace administrator, I want to review and approve host listings so that only suitable listings become available to guests.

US-14 - Marketplace Administrator

As a marketplace administrator, I want to oversee reservations, payments, payouts, cancellations, and reviews so that I can operate the marketplace effectively.

Requirements

FR-1 - Search

The system shall allow visitors to search available entire homes or apartments within the operator-configured launch metro area using dates and guest count.

FR-2 - Listing Discovery

The system shall display search results for eligible listings that match the selected location, dates, and guest count.

FR-3 - Listing Details

The system shall display listing details including photos, property information, availability, nightly rate, and cleaning fee.

FR-4 - Pricing

The system shall calculate and display the total reservation price before booking, including nightly charges, cleaning fees, and the platform service fee.

FR-5 - Account Management

The system shall allow guests to create accounts, sign in with email and password, reset passwords, and manage account information.

FR-6 - Privacy

The system shall allow authenticated users to request in-app deletion of their account and associated personal data in accordance with applicable privacy requirements.

FR-7 - Reservations

The system shall allow a guest to book an eligible listing through Instant Book when the listing, dates, and guest count satisfy marketplace rules.

FR-8 - Payments

The system shall process the full reservation amount through Stripe and record the payment status for each reservation attempt.

FR-9 - Reservation Confirmation

The system shall confirm a reservation only after successful payment and reservation confirmation processing.

FR-10 - Cancellations

The system shall allow guests to cancel reservations and apply one operator-configured cancellation policy to all listings.

FR-11 - Host Listings

The system shall allow hosts to create listings for entire homes or apartments with property details, photos, availability, nightly pricing, and cleaning fees.

FR-12 - Host Onboarding

The system shall allow hosts to complete Stripe Connect onboarding and track onboarding status for payout eligibility.

FR-13 - Listing Approval

The system shall prevent listings from becoming live or Instant Book eligible until required host onboarding and administrator approval are complete.

FR-14 - Availability and Pricing

The system shall allow hosts to manage listing availability, nightly pricing, and cleaning fees, subject to marketplace validation rules.

FR-15 - Messaging

The system shall provide basic host-guest messaging associated with a reservation or other marketplace activity.

FR-16 - Reviews

The system shall allow guests to submit reviews for reservations after the associated stay is completed.

FR-17 - Administration

The system shall allow marketplace administrators to review and approve host listings and control Instant Book eligibility.

FR-18 - Administration

The system shall allow marketplace administrators to oversee reservations, payment statuses, payouts, cancellations, and reviews.

FR-19 - Notifications

The system shall provide users with status information for account actions, listing approval, reservations, payments, cancellations, payouts, and reviews.

FR-20 - Authorization

The system shall enforce role-based access for visitors, guests, hosts, and marketplace administrators.

NFR-1 - Performance

The system shall target an API response time of less than 200 milliseconds for standard requests under expected launch-area load.

NFR-2 - Scalability

The system shall use a managed database architecture capable of scaling with marketplace users, listings, reservations, messages, and reviews.

NFR-3 - Observability

The system shall provide application performance monitoring and operational diagnostics for critical user journeys and backend services.

NFR-4 - Security

The system shall protect credentials, personal data, payment-related data, and role-restricted marketplace information in transit and at rest.

NFR-5 - Reliability

The system shall prevent duplicate reservations and inconsistent payment states when requests are retried or third-party callbacks are delayed or repeated.

NFR-6 - Privacy and Compliance

The system shall support privacy-compliant account deletion, data access controls, and retention of only necessary personal information.

NFR-7 - Data Integrity

The system shall maintain consistent reservation, availability, pricing, fee, cancellation, payment, payout, and review records.

NFR-8 - Usability

The system shall provide a clear, responsive, English-only user experience for the initial launch scope.

Requirements Assumptions

- The initial launch supports one operator-configured metro area and listings located in the United States.
- The marketplace supports entire homes or apartments only; shared rooms and partial-home stays are out of scope.
- Stripe is the payment processor and Stripe Connect is used for host onboarding and payouts.
- The reservation payment is for a real-world accommodation service consumed outside the application, so third-party payment processing is assumed appropriate.
- One cancellation policy applies globally to all listings and uses an operator-configured deadline.
- Instant Book is the only booking flow in the initial scope; manual booking requests are out of scope.
- Availability validation and concurrency controls are required to prevent overlapping confirmed reservations.
- Hosts must complete Stripe Connect onboarding and receive listing approval before Instant Book activation.
- The platform service fee is a simple configured fee; taxes, discounts, coupons, deposits, and multi-currency pricing are out of scope unless added later.
- Email and password authentication is the initial account-access method; social login and multifactor authentication are out of scope.
- Basic host-guest messaging is reservation-associated; real-time chat enhancements, attachments, and off-platform communication controls are out of scope.
- Administrator scope excludes disputes, advanced analytics, broad user administration, and automated fraud tooling.
- No integrations other than Stripe, Stripe Connect, Supabase managed database services, and Firebase Performance Monitoring are assumed.
- The requirements rules specify an API performance target below 200 milliseconds, Supabase for managed database scalability, and Firebase for performance monitoring.

Technical Specification

TS-1 - Frontend Web Application

Build a responsive English-only marketplace website using Next.js, React, TypeScript, Shadcn UI, and Tailwind CSS.

TS-2 - Authentication

Use Supabase Auth with email/password authentication, JWT sessions, password reset, account management, and privacy-compliant account deletion.

TS-3 - Authorization and RBAC

Enforce role-based access for visitors, guests, hosts, and marketplace administrators using authenticated server-side authorization and record-level access controls.

TS-4 - Backend and API

Implement backend services with Supabase-managed PostgreSQL, REST APIs, and optional edge functions for reservation, payment, payout, notification, and administrative workflows.

TS-5 - Data Storage

Use Supabase PostgreSQL as the system of record for users, listings, photos metadata, availability, pricing, reservations, payments, payouts, messages, reviews, and audit records.

TS-6 - Payments and Payouts

Integrate Stripe for guest payments and Stripe Connect for host onboarding and payouts; store payment and payout statuses without storing card data.

TS-7 - Reservation and Availability

Implement Instant Book eligibility, date and guest validation, atomic availability checks, reservation state transitions, cancellation refunds, and retry-safe payment confirmation.

TS-8 - Host and Listing Management

Provide host listing creation and management for entire US homes or apartments, including photos, property details, availability, nightly pricing, and cleaning fees.

TS-9 - Administration UI

Build an administrator panel with Next.js, React, TypeScript, Shadcn UI, and Tailwind CSS for listing approval, Instant Book control, reservation oversight, payment and payout status, cancellations, and reviews.

TS-10 - Messaging and Notifications

Provide reservation-associated host-guest messaging and status notifications for account actions, listings, reservations, payments, cancellations, payouts, and reviews.

TS-11 - Hosting and Environments

Host the website and administrator panel on Vercel, use Supabase managed services for backend infrastructure, and maintain separate development, staging, and production environments.

TS-12 - CI/CD and Testing

Use GitHub Actions for linting, type checks, automated tests, database migration validation, and deployment workflows; include unit, integration, and end-to-end coverage for critical journeys.

TS-13 - Security and Compliance

Use HTTPS with TLS 1.2+, encrypted managed storage, secure secret handling, Supabase row-level security, least-privilege access, auditability, and privacy-compliant data deletion and retention.

TS-14 - Observability and Operations

Provide application performance monitoring, structured operational logging, error tracking, health diagnostics, and alerts for critical marketplace and payment workflows.

Technical Assumptions

- The initial product is a responsive web application; a native mobile application is not included.
- The launch serves one operator-configured metro area and supports entire homes or apartments located in the United States.
- Supabase managed PostgreSQL, Supabase Auth, REST APIs, and optional edge functions are the baseline backend stack, consistent with the reference specification.
- Next.js, React, TypeScript, Shadcn UI, and Tailwind CSS are the baseline website and administrator-panel technologies.
- Vercel is the baseline hosting provider for websites and administrator panels, and GitHub Actions is the baseline CI/CD platform.
- Stripe is the only payment processor in the initial scope, and Stripe Connect is used for host onboarding and payouts.
- Instant Book is the only booking flow; manual booking requests, disputes, advanced analytics, broad user administration, fraud automation, taxes, discounts, deposits, and multi-currency pricing are out of scope.
- One operator-configured cancellation policy applies globally, with full refunds before the configured deadline and no refund afterward.
- The platform service fee is a simple configured fee, and pricing calculations are consistent across discovery, checkout, and reservation records.
- Email/password authentication is the initial account-access method; social login and multifactor authentication are out of scope.
- Basic reservation-associated messaging is required; real-time chat enhancements, attachments, and off-platform communication controls are out of scope.
- Development, staging, and production environments are estimated, with managed secrets and separate third-party credentials per environment.
- Data residency is assumed to follow the selected Supabase, Vercel, and Stripe regional configurations; a specific jurisdiction has not been defined.
- Firebase Performance Monitoring is the baseline application monitoring solution, as specified in the approved requirements.

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