Stripe Payment Setup Guide

Accept Credit & Debit Card Payments on yoseth.com

Tenants Pay the Fee | You Keep 100% of Rent

Seth Watte Properties

yoseth.com

Twin Falls, Idaho

How the Fee Structure Works

Stripe charges 2.9% + $0.30 per transaction. To make sure you receive 100% of the rent, the tenant pays a slightly higher amount that covers the fee.

> Formula: Tenant Pays = (Rent Amount + $0.30) / (1 - 0.029)
>
> Example: For $900 rent, tenant pays $927.50. Stripe takes $27.20. You receive $900.30.

You do not need to calculate this manually. Use the fee table in Step 3 to set the correct price for each payment link.

Step 1: Create Your Stripe Account

1. Go to dashboard.stripe.com/register

2. Enter your email, full name, and create a password

3. Verify your email address by clicking the link Stripe sends you

4. You will land on the Stripe Dashboard

Step 2: Activate Your Account

Before you can accept real payments, Stripe needs to verify your identity and bank account.

1. In the Stripe Dashboard, click "Activate your account" (top banner)

2. Fill in the required information:

Business Information

- Business type: Individual / Sole Proprietor
- Legal business name: Seth Watte Properties
- Business website: https://yoseth.com
- Industry: Real Estate > Property Management
- Product description: "Residential and vacation rental property management. Tenants pay rent and booking fees online."

Personal Information

- Full legal name, date of birth, SSN (last 4), home address
- Required by federal law for payment processing. Stripe encrypts everything.

Bank Account (Where Your Money Goes)

- Routing number and Account number for your checking account
- Stripe deposits rental payments here (typically within 2 business days)

Statement Descriptor

- Set to: SETH WATTE PROP (max 22 characters)
- This is what tenants see on their credit card statement

3. Click Submit. Stripe typically verifies within minutes.

Step 3: Create Payment Links

Stripe Payment Links are the simplest way to collect rent. Each link is a hosted payment page with no coding needed.

Create Your First Payment Link

1.   In the Dashboard, go to Payment Links (left sidebar)

2.   Click + New (top right)

3.   Click Add new product

   -    Name: Rent Payment -- [Property Address] (e.g., "Rent Payment -- 420 Main Ave S, Apt 1")

   -    Description: Monthly rent payment. Includes card processing convenience fee.

   -    Price: Enter the rent amount PLUS the processing fee (see table below)

   -    Currency: USD

   -    Choose Recurring (Monthly) for auto-charge, or One-time for manual monthly payment

4.   Under After Checkout: Show confirmation page, Receipt: ON

5.   Click Create Link

6.   Copy the URL (e.g., https://buy.stripe.com/abc123xyz)

Convenience Fee Pricing Table

Use this table to set the correct price that covers Stripe fees:

Rent	Set Price To	Stripe Fee	You Receive
$600	$618.36	$18.23	$600.13
$700	$721.21	$21.22	$699.99
$750	$773.64	$22.74	$750.90
$800	$824.49	$24.21	$800.28
$850	$876.11	$25.71	$850.40
$900	$927.50	$27.20	$900.30
$950	$978.95	$28.69	$950.26
$1,000	$1,030.62	$30.19	$1,000.43
$1,100	$1,133.37	$33.17	$1,100.20
$1,200	$1,236.35	$36.15	$1,200.20
$1,350	$1,390.83	$40.63	$1,350.20
$1,500	$1,545.31	$45.11	$1,500.20

Formula: Price = (Rent + $0.30) / 0.971 -- Round up to nearest cent

For Variable Amounts (Airbnb Direct Bookings)

- Create a payment link with "Customer chooses price" enabled

- Name it: "Direct Booking Payment -- Seth Watte Properties"

- Guests enter the amount you quote them for a direct booking

Step 4: Add Payment Links to yoseth.com

The site already has a "Pay Online with Card" section with a placeholder button. You need to replace the placeholder with your actual Stripe Payment Link.

How to Update the Site

1. Open the file index.html in Notepad or any text editor

2. Press Ctrl+H (Find & Replace)

3. Find: STRIPE_PAYMENT_LINK_HERE

4. Replace with: your Stripe Payment Link URL (e.g., https://buy.stripe.com/your-link)

5. Save the file

6. Redeploy to Netlify (drag the site folder to app.netlify.com/projects/yoseth)

> The placeholder text STRIPE_PAYMENT_LINK_HERE appears in the "Pay with Card" button on the Payment Portal page.

Step 5: Set Up Email Notifications

1. Go to Stripe Dashboard > Settings (gear icon) > Emails

2. Under Customer emails, enable: Successful payment receipts

3. Under Team notifications > Payments, enable email for successful payments

4. Add your email: sethwatte@hotmail.com

> You will get an email every time a tenant pays. Tenants automatically receive a receipt.

Step 6: Tell Your Tenants

Send each tenant their specific payment link. Here is a template message:

Hi [Tenant Name],

You can now pay rent online with a credit or debit card through our secure payment portal at yoseth.com.

Your payment link: [paste their specific Stripe link]

Please note: A small card processing convenience fee is included in the online payment amount. This covers the credit card processing cost. You can always avoid this fee by paying via Venmo (@Seth-Watte), Cash App ($SethWatte), or PayPal (sethwatte@hotmail.com).

Rent is due on the 1st of each month. Payments after the 5th are subject to a late fee per your lease.

Questions? Call or text me at (208) 420-6328.

- Seth

Step 7: Monitor Payments

Stripe Dashboard

- Go to dashboard.stripe.com/payments to see all payments
- Filter by date, amount, or status
- Click any payment to see details, send refund, or resend receipt

Payouts to Your Bank

- Stripe deposits to your bank account automatically
- Default schedule: 2 business days after payment
- View payout schedule at: Dashboard > Balances > Payouts

Fee Comparison: All Payment Methods

Method	Fee to Seth	Fee to Tenant	Net to Seth	Speed
Venmo	$0	$0	100%	Instant
Cash App	$0	$0	100%	Instant
PayPal	$0	$0	100%	Instant
Check	$0	Stamp	100%	3-7 days
Stripe Card	$0	~3%	100%	2 days

Stripe gives tenants a 5th payment method (card) at no cost to you.

Tenants who prefer the free options (Venmo, Cash App, PayPal) can still use them.

Troubleshooting

Payment link not working?

- Make sure your Stripe account is fully activated (identity + bank verified)
- Test the link yourself in an incognito/private browser window

Tenant says payment failed?

- Most common: their card was declined by their bank
- Have them try a different card or contact their bank
- Check Dashboard > Payments for the specific error message

Money not showing in bank account?

- Stripe holds funds for 2 business days by default
- New accounts may have a 7-day hold for the first few payments

Want to change the rent amount?

- Create a new Payment Link with the updated price
- Archive the old one: Dashboard > Payment Links > click link > Archive
- Send the tenant the new link

Tenant wants a refund?

- Dashboard > Payments > click payment > Refund (full or partial)

- Note: Stripe does NOT refund the processing fee on refunds

Quick Reference

Item	Value
Stripe Dashboard	dashboard.stripe.com
Payment Links	dashboard.stripe.com/payment-links
Your Payouts	dashboard.stripe.com/balance/overview
Statement Descriptor	SETH WATTE PROP
Fee Structure	2.9% + $0.30 (paid by tenant)
Payout Schedule	2 business days (default)
Support	support.stripe.com
Site Section	yoseth.com Payment Portal

Security

- Stripe is PCI Level 1 certified (highest security standard)

- You never see or store tenant card numbers

- All payments are encrypted end-to-end

- Stripe handles all fraud detection automatically