SEMLEY

THE STANDARD BEHIND EXCEPTIONAL STAYS

Keep the feeling of home.
Bring the standards of hospitality.

Hospitality standards & guest-experience assessments for independent stays.



THE MARKET CHANGED.

GUEST EXPECTATIONS CHANGED.

HAS YOUR PROPERTY?

BETTER STAYS

HIGHER REVIEWS

MORE BOOKINGS

STRONGER RETURNS



The feeling of home *is still the advantage.*

Guests choose independent stays for space, privacy, kitchens, separate bedrooms, and room to gather.

SEMLEY is designed to protect that feeling while applying the operational discipline guests increasingly expect.




IT'S RARELY
ONE BIG THING.
It's the details.
GOOD STAYS MATTER
The Details
A BETTER STAY AWAITS

Small friction shapes the stay.

Good properties can still have blind spots.



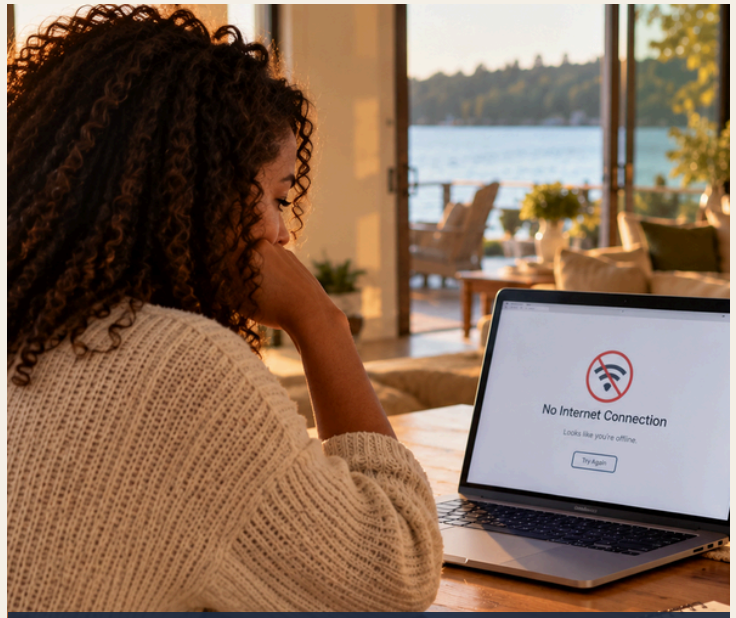
CHECKOUT EFFORT

Chores at checkout that guests didn't expect.



SLEEP EXPERIENCE

Beds and pillows that don't deliver real rest.



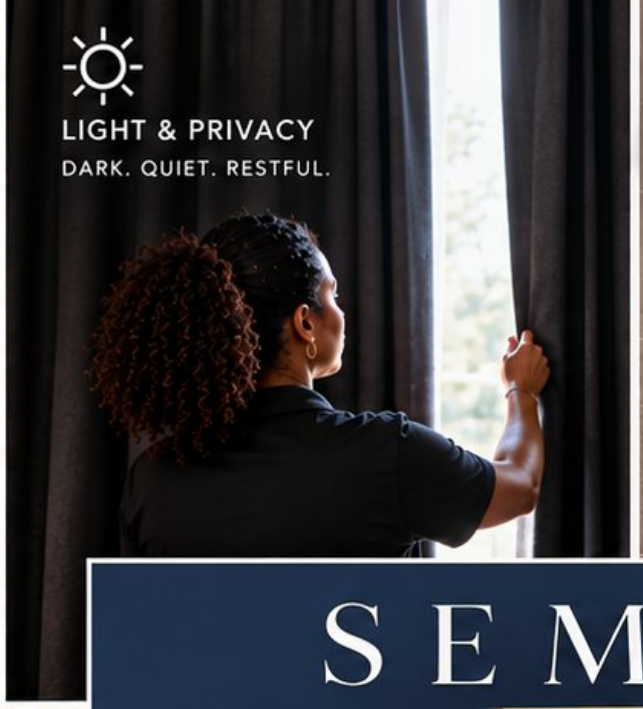
CONNECTIVITY

Wi-Fi that drops right when guests need it.



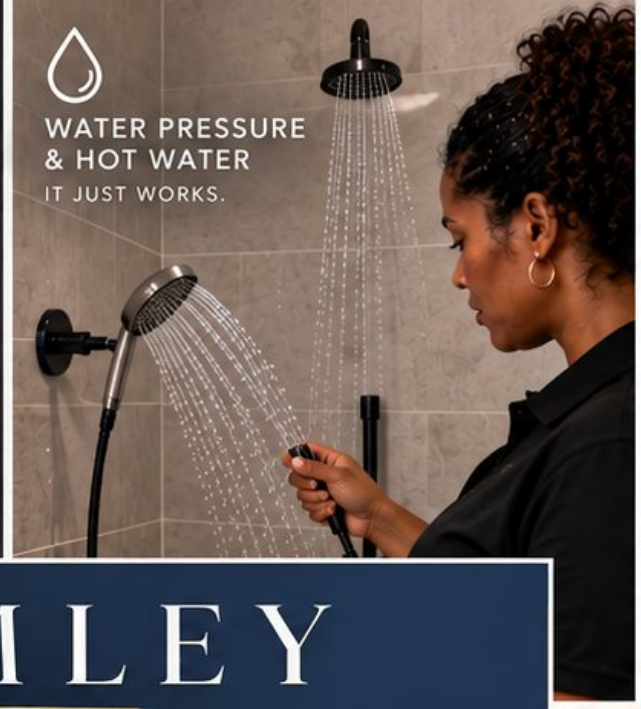
BEDDING & MATTRESS PROTECTION

CLEAN. COMFORTABLE.
GUEST-READY.



LIGHT & PRIVACY

DARK. QUIET. RESTFUL.



WATER PRESSURE & HOT WATER

IT JUST WORKS.



KITCHEN INVENTORY

WHAT GUESTS ACTUALLY NEED.

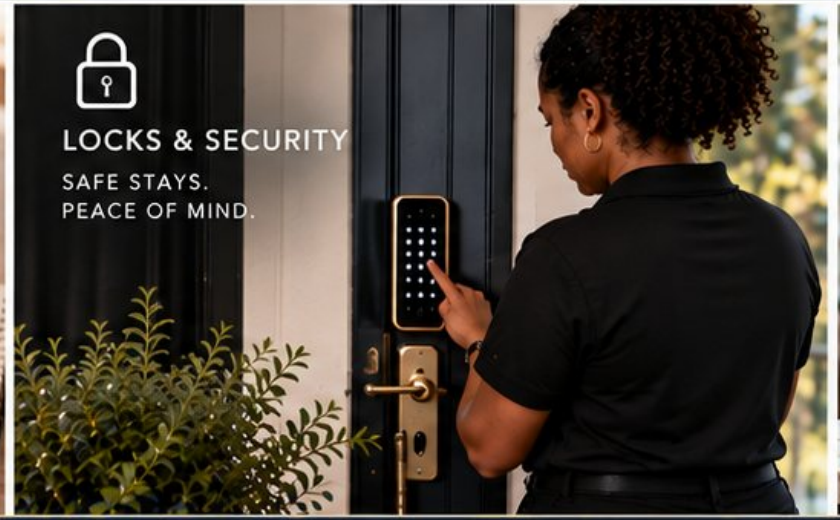
SEMLEY

SHORT-TERM RENTAL ASSESSMENTS



WIFI & TECH

STREAM. WORK. RELAX.



LOCKS & SECURITY

SAFE STAYS.
PEACE OF MIND.



ARRIVAL EXPERIENCE

THOUGHTFUL DETAILS.
SMOOTHER STAYS.

The Semley Standard™

A structured review of the guest experience, from arrival through checkout.

01	Arrival & First Impression
02	Cleanliness & Condition
03	Guest Care & Service Recovery
04	Technology & Connectivity
05	Sense of Place & Presentation
06	Sleep Experience
07	Bathroom Experience
08	Kitchen & Living Experience
09	Amenities & Thoughtful Details
10	Long-Stay Readiness

A hospitality-trained eye across the complete stay.

Clarity, not a generic checklist.

Your property. Your score. Your priorities.

— /100

YOUR SEMLEY SCORE™

Every score is earned on site,
built from your property's own assessment.

WHAT YOU RECEIVE

- **Semley Score™**
  A clear 100-point score across all ten areas of the stay.
- **Detailed assessment report**
  Findings organized by each area of the guest experience.
- **Prioritized recommendations**
  What to fix first, and why it matters to guests.
- **Post-assessment review**
  A conversation to walk through results and next steps.

HOW EVERY FINDING IS PRESENTED

Finding → Why it matters → Recommended action → Priority

See a sample report.

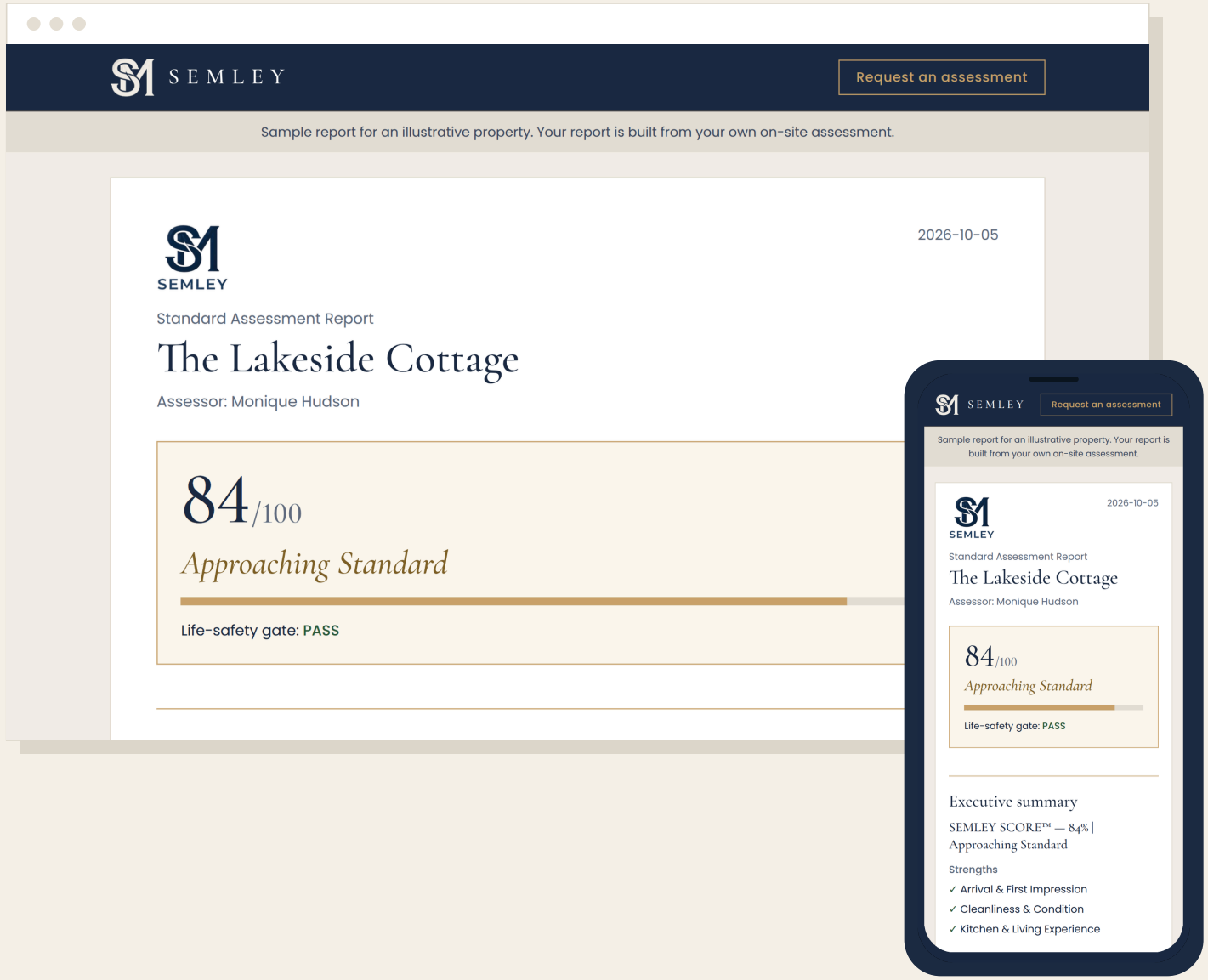
A completed assessment, start to finish.

Every assessment ends with a full report: your Semley Score, a life-safety check, your strengths and priority opportunities, and an item-by-item breakdown of all ten areas.

SCAN TO VIEW

Open the sample report on your phone.

Sample property shown for illustration.



SEMLEY

FOUNDED ON HOSPITALITY LEADERSHIP

MEET THE FOUNDER

Monique Hudson

Hotel-trained eyes for the homes guests choose.

Monique brings 20 years of leadership experience in the hospitality industry. She has worked across many areas of hotel operations, including senior leadership roles, where upholding brand standards and delivering a consistent guest experience was the work every single day.

SEMLEY brings that same discipline to independent stays: the standards guests have come to expect from great hotels, applied with care to the home-like spaces they choose instead.

Twenty Years

IN HOSPITALITY

Leadership experience

Senior Leadership

HOTEL OPERATIONS

Across many areas of the hotel

Brand Standards

BUILT IN

Part of every assessment

Founding Property Assessment

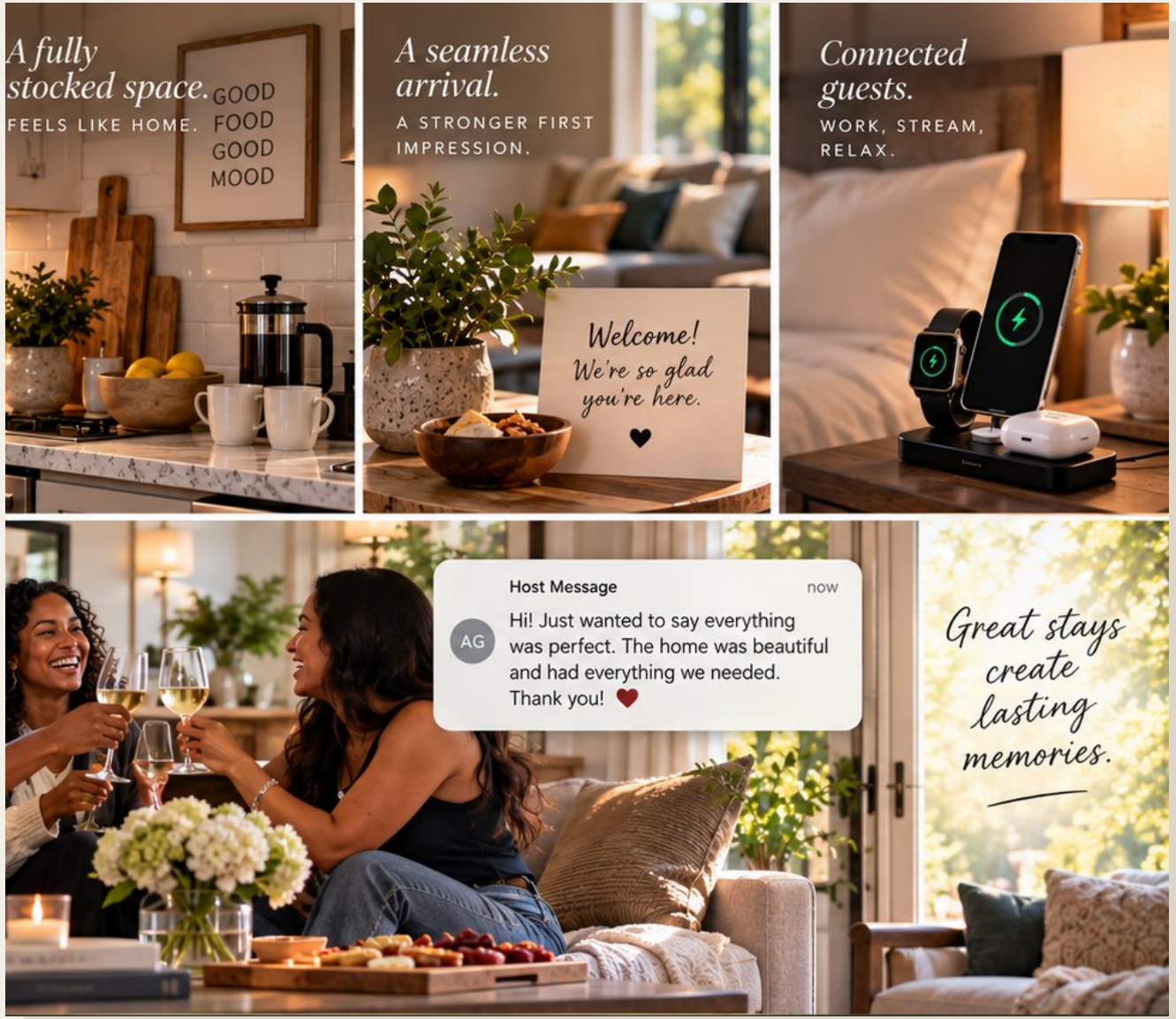
$199

PER PROPERTY · FIRST 5 PROPERTIES

A professional hospitality assessment of the complete guest experience, with a clear score, detailed findings, prioritized recommendations, and a review conversation.

FOUNDING PROPERTY RATE

Limited to the first five SEMLEY property assessments.



Keep the feeling of home.
Bring the standards of hospitality.

We're not here to turn your property into a hotel. We're here to help it compete with one.

GET IN TOUCH

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hello@getsemley.com
getsemley.com

BOOK WITH US

Scan to schedule your founding property assessment.

FOUNDING ASSESSMENTS NOW AVAILABLE

