

## **Terms and Conditions**

Agreement between User and LandLord Verification Group, LLC ("Agreement")

Welcome to LandLord Verification™. The LandLord Verification™ website (the "Site") is comprised of various web pages operated by LandLord Verification™ Group, LLC ("LVG"). The Site is offered to you (the "User") conditioned on your acceptance without modification of the terms, conditions, and notices contained herein (the "Terms").

LandLord Verification™ Group, LLC is a consumer reporting agency (CRA). As such, LVG provides consumer reports and investigative consumer reports ("Reports") as defined under the Fair Credit Reporting Act ("FCRA") and all applicable state laws. By using LVG Reports, you are defined as a "User" under the FCRA, and agree to comply with all applicable state laws, statutes, rules, regulations or other actions of U.S. governmental bodies applicable to Users business.

Users will be furnished with Reports for tenant screening purposes only and shall be used in compliance with the terms and conditions set forth in this Agreement. Your use of the Site constitutes your agreement to comply all such Terms. All terms, conditions, or transactions under this agreement are subject to the FCRA and any provision of this agreement not in compliance therewith shall be deemed to be amended to comply. Please read these terms carefully, and keep a copy of them for your reference.

## **Electronic Signature and Communications**

You agree that your use of the Site constitutes your electronic signature to these Terms and your consent to enter into this Agreement with LVG. Visiting the Site, submitting information to the Site, or emails to LVG constitutes electronic communications. You consent to receive electronic communications and you agree that all Agreements, notices, disclosures and other communications provided to you by LVG electronically, via email and on the Site, satisfy any legal requirement that such communications be in writing.

## **Your Account**

If you use this Site, you certify that you are a property owner/landlord, a property manager, or representative of a property management company with the authorization to enter into this Agreement with LVG. In addition, you certify that the tenant has signed an authorization or consent form to release information for the purpose of a background check. This includes, but is not limited to: credit, criminal, and past landlords. You also certify that you are authorized to submit this information as a current or past: property owner/landlord, property manager, or representative of a property management company that had authority over the address being verified while occupied by the named tenant, and that the information you submit is both accurate and true. Any use or access to the site, by anyone other than a property owner/landlord, property manager, or representative of a property management company, is strictly prohibited.

Users are responsible for maintaining the confidentiality of your account and password and for restricting access to your computer. User agrees to accept responsibility for all activities that occur under your account or password. You may not assign or otherwise transfer your account to any other person or entity. You acknowledge that LVG is not responsible for third party access to your account that results from theft or misappropriation of your account. LVG and its associates reserve the right to refuse or cancel service, terminate accounts, or remove or edit content at our sole discretion.

## **Links to Third Party Sites/Third Party Services**

The Site may contain links to other websites ("Linked Sites"). The Linked Sites are not under the control of LVG and LVG is not responsible for the contents of any Linked Site, including without limitation any link contained in a Linked Site, or any changes or updates to a Linked Site. LVG is providing these links to you only as a convenience, and the inclusion of any link does not imply endorsement by LVG of the Site or any association with its operators.

Certain services made available via the Site are delivered by third party sites and organizations. By using any product, service or functionality originating from the LandLord Verification™ domain, you hereby acknowledge and consent that LVG may share such information and data with any third party with whom LVG has a contractual relationship to provide the requested product, service or functionality on behalf of LandLord Verification™ Users and customers.

### **No Unlawful or Prohibited Use/Intellectual Property**

You are granted a non-exclusive, non-transferable, revocable license to access and use the Site strictly in accordance with these terms of use. As a condition of your use of the Site, you warrant to LVG that you will not use the Site for any purpose that is unlawful or prohibited by these Terms. You may not use the Site in any manner which could damage, disable, overburden, or impair the Site or interfere with any other party's use and enjoyment of the Site. You may not obtain or attempt to obtain any materials or information through any means not intentionally made available or provided for through the Site.

All content included as part of the Service, such as, but not limited to: text, graphics, logos, trademarks, copyrights, images, intellectual property, as well as the compilation thereof, and any software used on the Site, is the property of LVG or its suppliers and protected by copyright and other laws that protect intellectual property and proprietary rights. You agree to observe and abide by all copyright and other proprietary notices, legends or other restrictions contained in any such content and will not make any changes thereto.

You will not modify, publish, transmit, reverse engineer, participate in the transfer or sale, create derivative works, or in any way exploit any of the content, in whole or in part, found on the Site. Your use of the Site does not entitle you to make any unauthorized use of any protected content, and in particular you will not delete or alter any proprietary rights or attribution notices in any content. You will use protected content solely for your personal use, and will make no other use of the content without the express written permission of LVG and the copyright owner. You agree that you do not acquire any ownership rights in any protected content. We do not grant you any licenses, express or implied, to the intellectual property of LVG or our licensors except as expressly authorized by these Terms.

### **Use of Communication Services**

The Site may contain message or communication facilities (collectively, "Communication Services") designed to enable you to communicate with others. You agree to use the Communication Services only to submit, send and receive messages and material that are proper and related to this particular Communication Service.

By way of example, and not as a limitation, you agree that when using a Communication Service, you will not: defame, abuse, harass, stalk, threaten or otherwise violate the legal rights (such as rights of privacy and publicity) of others; publish, submit, upload, distribute or disseminate any inappropriate, profane, defamatory, infringing, obscene, indecent or unlawful topic, name, material or information; upload files that contain software or other material protected by intellectual property laws (or by rights of privacy of publicity) unless you own or control the rights thereto or have received all necessary consents; upload files that contain viruses, corrupted files, or any other similar software or programs that may damage the operation of another's-computer; advertise or offer to sell or buy any goods or services for any business purpose, unless such Communication Service specifically allows such messages;-download any file posted by another User of a Communication Service that you know, or reasonably should know, cannot be legally distributed in such manner; falsify or delete any author attributions, legal or other proper notices or proprietary designations or labels of the origin or source of software or other material contained in a file that is uploaded; restrict or inhibit any other User from using and enjoying the Communication Services; violate any code of conduct or other guidelines which may be applicable for any particular Communication Service; harvest or otherwise collect information about others, including e-mail addresses, without their consent; violate any applicable laws or regulations.

LVG has no obligation to monitor the Communication Services. However, LVG reserves the right to review materials posted to the Communication Service and to remove any materials in its sole discretion.

LVG reserves the right to terminate your access to any or all of the Communication Services at any time without notice for any reason whatsoever.

LVG reserves the right at all times to disclose any information as necessary to satisfy any applicable law, regulation, legal process or governmental request, or to edit, refuse to post or to remove any information or materials, in whole or in part, in LVG's sole discretion.

Always use caution when giving out any personally identifying information about yourself or your children in any Communication Service. LVG does not control or endorse the content, messages or information found in any Communication Service and, therefore, LVG specifically disclaims any liability with regard to the Communication Services and any actions resulting from your participation in any Communication Service. Managers and hosts are not authorized LVG spokespersons, and their views do not necessarily reflect those of LVG.

Materials uploaded to a Communication Service may be subject to posted limitations on usage, reproduction and/or dissemination. You are responsible for adhering to such limitations if you upload the materials.

### **Use of Materials Provided to LandLord Verification™ or Submitted on Any LV Web Page**

LVG does not claim ownership of the materials you provide to the Site (including feedback and suggestions) or post, upload, input or submit to any LVG Site or our associated services (collectively "Submissions"). However, by posting, uploading, inputting, providing or submitting your Submission you are granting LVG and our affiliated companies permission to use your Submission solely in connection with the operation of our businesses (tenant screening) including, without limitation, the rights to: copy, distribute, transmit, reproduce, translate and reformat your Submission.

No compensation will be paid with respect to the use of your Submission, as provided herein. LVG is under no obligation to post or use any Submission you may provide and may remove any Submission at any time in LVG's sole discretion.

By posting, uploading, inputting, providing or submitting your Submission you warrant and represent that you own or otherwise control all of the rights to your Submission as described in this section including, without limitation, all the rights necessary for you to provide, post, upload, input or submit the Submissions.

By posting, uploading, inputting, providing or submitting your Submission you warrant and represent that you own the property, manage the property, or are an employee of the management company managing the property which was occupied by the tenant you are verifying and that the information is accurate.

By posting, uploading, inputting, providing or submitting your Submission you warrant and represent that you have received signed authorization from the tenant to initiate any background investigation and gather background information. You agree to keep the signed authorization for seven (7) years.

Any person who knowingly and willfully obtains information on a consumer under false pretenses, shall be fined under Title 18 of the FCRA, or imprisoned not more than two (2) years, or both.

The User understands that LVG is not responsible for records kept by third parties. Information provided is on an "AS IS" basis. The User further understands that information contained on the Site is collected by and through fallible human sources and limited information. User understands that it may be possible to receive a report on a tenant with the same name and date of birth and could therefore be inaccurate to the tenant you desire to screen. The User hereby releases LVG and it's employees from liability for any errors and/or omissions contained in reports prepared by third parties, contained on the Site, and from any loss or expense suffered by the User directly, or indirectly from LVG reports.

### **Charges for Service**

LVG provides its service for a fee and retains the option to make changes to the fee for services at any time and without prior notice to the Users.

### **Cancellation/Refund Policy**

All sales are final. No refunds will be issued.

### **International Users**

The Service is controlled, operated and administered by LVG from our offices within the USA. If you access the Service from a location outside the USA, you are responsible for compliance with all local laws. You agree that you will not use the LVG Content accessed through the Site in any country or in any manner prohibited by any applicable laws, restrictions or regulations.

### **Indemnification**

You agree to indemnify, defend and hold harmless LVG, its officers, directors, employees, agents and third parties, for any losses, costs, liabilities and expenses (including reasonable attorney's fees) relating to or arising out of your use of or inability to use the Site or services, any User postings made by you, your violation of any terms of this Agreement or your violation of any rights of a third party, or your violation of any applicable laws, rules or regulations. LVG reserves the right, at its own cost, to assume the exclusive defense and control of any matter otherwise subject to indemnification by you, in which event you will fully cooperate with LVG in asserting any available defenses.

### **Arbitration**

In the event the parties are not able to resolve any dispute between them arising out of or concerning these Terms and Conditions, or any provisions hereof, whether in contract, tort, or otherwise at law or in equity for damages or any other relief, then such dispute shall be resolved only by final and binding arbitration pursuant to the Federal Arbitration Act, conducted by a single neutral arbitrator and administered by the American Arbitration Association, or a similar arbitration service selected by the parties, in a location mutually agreed upon by the parties. The arbitrator's award shall be final, and judgment may be entered upon it in any court having jurisdiction. In the event that any legal or equitable action, proceeding or arbitration arises out of or concerns these Terms and Conditions, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees. The parties agree to arbitrate all disputes and claims in regards to these Terms and Conditions or any disputes arising as a result of these Terms and Conditions, whether directly or indirectly, including Tort claims that are a result of these Terms and Conditions. The parties agree that the Federal Arbitration Act governs the interpretation and enforcement of this provision. The entire dispute, including the scope and enforceability of this arbitration provision shall be determined by the Arbitrator. This arbitration provision shall survive the termination of these Terms and Conditions.

### **Class Action Waiver**

Any arbitration under these Terms and Conditions will take place on an individual basis; class arbitrations and class/representative/collective actions are not permitted. THE PARTIES AGREE THAT A PARTY MAY BRING CLAIMS AGAINST THE OTHER ONLY IN EACH'S INDIVIDUAL CAPACITY, AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PUTATIVE CLASS, COLLECTIVE AND/OR REPRESENTATIVE PROCEEDING, SUCH AS IN THE FORM OF A PRIVATE ATTORNEY GENERAL ACTION AGAINST THE OTHER. Further, unless both you and LVG agree otherwise, the arbitrator may not consolidate more than one person's claims, and may not otherwise preside over any form of a representative or class proceeding.

### **Liability Disclaimer**

THE INFORMATION, SOFTWARE, PRODUCTS, AND SERVICES INCLUDED IN OR AVAILABLE THROUGH THE SITE MAY INCLUDE INACCURACIES OR TYPOGRAPHICAL ERRORS. CHANGES ARE PERIODICALLY ADDED TO THE INFORMATION HEREIN. LVG AND/OR ITS SUPPLIERS MAY MAKE IMPROVEMENTS AND/OR CHANGES IN THE SITE AT ANY TIME.

LVG AND/OR ITS SUPPLIERS MAKE NO REPRESENTATIONS ABOUT THE SUITABILITY, RELIABILITY, AVAILABILITY, TIMELINESS, AND ACCURACY OF THE INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS CONTAINED ON THE SITE FOR ANY PURPOSE. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, ALL SUCH INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS ARE PROVIDED "AS IS" WITHOUT WARRANTY OR CONDITION OF ANY KIND. LVG AND/OR ITS SUPPLIERS HEREBY DISCLAIM ALL WARRANTIES AND CONDITIONS WITH REGARD TO THIS INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS, INCLUDING ALL IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE AND NON-INFRINGEMENT.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL LVG AND/OR ITS SUPPLIERS BE LIABLE FOR ANY DIRECT, INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF USE, DATA OR PROFITS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE OR PERFORMANCE OF THE SITE, WITH THE DELAY OR INABILITY TO USE THE SITE OR RELATED SERVICES, THE PROVISION OF OR FAILURE TO PROVIDE SERVICES, OR FOR ANY INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS OBTAINED THROUGH THE SITE, OR OTHERWISE ARISING OUT OF THE USE OF THE SITE, WHETHER BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, EVEN IF LVG OR ANY OF ITS SUPPLIERS HAS BEEN ADVISED OF THE POSSIBILITY OF DAMAGES. BECAUSE SOME STATES/JURISDICTIONS DO NOT ALLOW THE EXCLUSION OR LIMITATION OF LIABILITY FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES, THE ABOVE LIMITATION MAY NOT APPLY TO YOU. IF YOU ARE DISSATISFIED WITH ANY PORTION OF THE SITE, OR WITH ANY OF THESE TERMS OF USE, YOUR SOLE AND EXCLUSIVE REMEDY IS TO DISCONTINUE USING THE SITE.

### **Termination/Access Restriction**

LVG reserves the right, in its sole discretion, to terminate your access to the Site and the related services or any portion thereof at any time, without notice. To the maximum extent permitted by law, this Agreement is governed by the laws of the State of Nevada and you hereby consent to the exclusive jurisdiction and venue of courts in Nevada in all disputes arising out of or relating to the use of the Site. Use of the Site is unauthorized in any jurisdiction that does not give effect to all provisions of these Terms, including, without limitation, this section.

You agree that no joint venture, partnership, employment, or agency relationship exists between you and LVG as a result of this Agreement or use of the Site. LVG's performance of this Agreement is subject to existing laws and legal process, and nothing contained in this Agreement is in derogation of LVG's right to comply with governmental, court and law enforcement requests or requirements relating to your use of the Site or information provided to or gathered by LVG with respect to such use. If any part of this Agreement is determined to be invalid or unenforceable pursuant to applicable law including, but not limited to, the warranty disclaimers and liability limitations set forth above, then the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision and the remainder of the Agreement shall continue in effect.

Unless otherwise specified herein, this Agreement constitutes the entire Agreement between the User and LVG with respect to the Site and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral or written, between the User and LVG with respect to the Site. A printed version of this Agreement and of any notice given in electronic form shall be admissible in judicial or administrative proceedings based upon or relating to this Agreement to the same extent and subject to the same conditions as other business documents and records originally generated and maintained in

printed form. It is the express wish to the parties that this Agreement and all related documents be written in English.

### **Request Your LV Report(s)**

You may request access to your individual information in the LV database by submitting a request to [info@LandLordV.com](mailto:info@LandLordV.com)

### **Changes to Terms**

LVG reserves the right, in its sole discretion, to change the Terms under which LandLord Verification™ is offered. The most current version of the Terms will supersede all previous versions. LVG encourages you to periodically review the Terms to stay informed of our updates.

### **Failure to Enforce**

LVG's failure to enforce any provision of these Terms shall not be deemed a waiver of such provision nor of the right to enforce such provision. If any part of these Terms is determined to be invalid or unenforceable pursuant to applicable law, including, but not limited to, the warranty disclaimers and liability limitations set forth above, then the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision and the remainder of these Terms shall continue in effect. A printed version of these Terms and of any notice given in electronic form shall be admissible in judicial or administrative proceedings based upon or relating to these Terms to the same extent and subject to the same conditions as other business documents and records originally generated and maintained in printed form.

### **Contact Us**

LV welcomes your questions or comments regarding the Terms:

Email Address: [info@LandLordV.com](mailto:info@LandLordV.com)

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Effective as of March 1, 2019