

HOUSBE, L.L.C. - DMCA Policy (Digital Millennium Copyright Act Policy)

Version 1.0

Effective Date: November 2025

1. Purpose and Scope

This Digital Millennium Copyright Act (“DMCA”) Policy (“Policy”) describes the procedure for reporting and handling alleged copyright infringement occurring on the HOUSBE Platform, pursuant to 17 U.S.C. §512 of the U.S. Copyright Act. This Policy applies to all users of the Platform, including Licensed Agents, FSBO Sellers, Developers, Buyers, Renters, and Lenders, who upload or display any form of user-generated content, including but not limited to images, descriptions, and property media.

2. Designated DMCA Agent

In compliance with the DMCA, HOUSBE, L.L.C. has designated the following agent to receive notices of claimed infringement:

Designated Agent:

Marianna Williams

HOUSBE, L.L.C. — DMCA Agent

900 N Federal Hwy, Suite 306

Hallandale Beach, FL 33009

Email: dmca@housbe.com

3. Notice of Claimed Infringement

If you believe that any material posted or displayed on the HOUSBE Platform infringes upon your copyright, you must provide a written notification (“Takedown Notice”) containing the following information, as required by 17 U.S.C. §512(c)(3):

1. A physical or electronic signature of the copyright owner or a person authorized to act on their behalf.
2. Identification of the copyrighted work claimed to have been infringed.
3. Identification of the infringing material to be removed or access disabled, including a URL or Listing ID.
4. Contact information of the complaining party (name, address, telephone number, and email).

5. A statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law.
6. A statement, under penalty of perjury, that the information in the notice is accurate and that you are authorized to act on behalf of the owner.

All notices must be sent to the Designated Agent at dmca@housbe.com or by mail to the address listed above.

4. Counter-Notification Procedure

If you believe that your content was removed or disabled as a result of mistake or misidentification, you may submit a Counter-Notification to the same address. The counter-notice must include:

1. Your physical or electronic signature.
2. Identification of the material that has been removed or disabled and the location where it previously appeared.
3. A statement, under penalty of perjury, that you have a good faith belief that the material was removed or disabled due to mistake or misidentification.
4. Your full name, address, and telephone number.
5. A statement that you consent to the jurisdiction of the Federal District Court for the judicial district in which you reside, or if outside the United States, for any judicial district in which HOUSBE, L.L.C. may be found.

Upon receipt of a valid Counter-Notification, HOUSBE may restore the material unless the complaining party files an action seeking a court order to restrain such activity.

5. Repeat Infringer Policy

Consistent with the DMCA, HOUSBE, L.L.C. may suspend or permanently terminate user accounts that are found to repeatedly infringe copyrights or upload unauthorized content. Termination decisions are made at HOUSBE's sole discretion and may occur without notice.

6. Misrepresentation and Liability

Any person who knowingly misrepresents that material is infringing (or that material was removed by mistake) may be liable for damages, including costs and attorneys' fees, under 17 U.S.C. §512(f). HOUSBE, L.L.C. reserves all rights to seek such remedies in the event of bad-faith or fraudulent notices.

7. Modification of Policy

HOUSBE, L.L.C. reserves the right to modify or update this Policy at any time without prior notice. The latest version will always be available at <https://housbe.com/legal/dmca>. Continued use of the Platform after publication of changes constitutes acceptance of the revised Policy.

8. Governing Law

This Policy is governed by the laws of the State of Florida and applicable federal law of the United States, without regard to conflict-of-law principles.

9. Contact Information

For all other legal notices, please refer to:

HOUSBE, L.L.C.
900 N Federal Hwy, Suite 306
Hallandale Beach, FL 33009
Email: legal@housbe.com