

**HOUSBE, L.L.C.**

# DMCA and Copyright Policy

## Schedule T of the HOUSBE Master Terms of Service

Version: 1.0 · Effective Date: October 10, 2026 · Prepared: October 9, 2026

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This is Schedule T of the [HOUSBE Master Terms of Service](#), Version 1.0, shown on its own. The text is the same as in the complete document, which also contains Part I and the other schedules. [Open it in the complete document.](#)

**Applies to:** Copyright complainants and affected content providers.

This schedule is integrated into the Master Terms. General prices and price updates are governed only by Part I Section 15; this schedule states service duties, permissions and remedies. Its notices or consents require the separate action identified below where applicable.

### 1. Scope and content rights

HOUSBE respects copyright and expects users to upload or publish only material they own, have permission to use or may otherwise lawfully use. Owning a property does not necessarily mean owning its photographs, plans or listing text. Agents, owners, developers and other users must confirm the rights needed for their submissions, including any platform license they grant.

A license granted to HOUSBE applies only to rights the uploader can lawfully grant. Even a license that survives listing removal or account closure does not override a third party's copyright or prevent a valid infringement complaint. AI-generated material, imported listings, external links and syndicated data may raise rights questions; none is automatically exempt merely because of its source or label.

This Policy supplements the Terms of Service and Acceptable Use Policy. The U.S. Digital Millennium Copyright Act notice process is distinct from ownership claims, privacy requests, trademark complaints, inaccurate property information and contract disputes. HOUSBE does not determine property title or provide legal advice through this process.

### 2. Designated agent for copyright notices

Submit statutory copyright notices and counter-notifications to the HOUSBE Designated Agent using the verified details below. General customer support is not a substitute for the published designated-agent route. Before publication, these details must match an active designation for the correct service-provider entity in the U.S. Copyright Office directory.

| Agent detail | Information |
|--------------|-------------|
|--------------|-------------|

|                  |                                                          |
|------------------|----------------------------------------------------------|
| Designated agent | Marianna Williams — HOUSBE, L.L.C. DMCA Agent            |
| Mailing address  | 900 N Federal Hwy, Suite 306, Hallandale Beach, FL 33009 |
| Email            | <a href="mailto:dmca@housbe.com">dmca@housbe.com</a>     |

The U.S. Copyright Office's public directory of designated agents is at <https://www.copyright.gov/dmca-directory/>. Posting an email address or this Policy alone does not establish safe-harbor eligibility.

### 3. What a copyright notice must identify

The copyright owner or a person authorized to act for the owner should send a written notice substantially containing the required information under 17 U.S.C. section 512(c)(3). Use the checklist below to identify the claim accurately.

- A physical or electronic signature of the person authorized to act for the owner of the exclusive right allegedly infringed.
- Identification of the copyrighted work at issue, or a representative list where a single notice covers multiple works at one online site.
- Identification of the allegedly infringing material and information reasonably sufficient for HOUSBE to locate it, such as the exact URL, property or document identifier, and the particular image or file.
- Contact information reasonably sufficient to reach the complaining party, including address, telephone number and email address if available.
- A statement of a good-faith belief that the complained-of use is not authorized by the owner, the owner's agent or law.
- A statement that the notice information is accurate and, under penalty of perjury, that the complaining party is authorized to act for the owner of the exclusive right allegedly infringed.

Identify the specific material rather than demanding removal of an entire property record without explanation. For restricted Deal Room content, provide an internal identifier and a secure explanation; do not distribute another person's private financial or identity records to demonstrate a copyright claim. Contact the agent for an appropriate secure submission method if needed.

### 4. Rights review and unsupported claims

Before submitting a notice, consider relevant permissions, licenses and lawful uses, including fair use where applicable. Do not assert copyright in facts, an address or property ownership alone. Original photographs, illustrations or text may be protected even when the property details they depict are factual. HOUSBE may request clarification where a notice is incomplete or does not adequately identify material.

Knowingly material misrepresentations about infringement or mistaken removal may expose the sender to liability under 17 U.S.C. section 512(f). Do not use notices to suppress lawful criticism, gain control of a listing, resolve a payment dispute or harass a competitor. A notice is a legal statement; obtain legal advice if uncertain about your rights.

### 5. Response to an infringement notice

HOUSBE will evaluate received notices and respond expeditiously to qualifying claims by removing or disabling access

to the identified material as appropriate. It will take reasonable steps to notify the affected user of the action and the counter-notification route. HOUSBE may also act on other legally relevant information consistent with applicable law; the notice process is not the only basis for action.

Removal may apply to a particular image, file, listing component, search result or other identified location. HOUSBE may preserve limited records for handling the dispute, compliance and lawful evidence needs without continuing public distribution of the material. A disabled public image does not require disclosure of a private room or deletion of unrelated transaction records.

HOUSBE is not a court and does not adjudicate final ownership or infringement liability through this process. It may seek clarification, document the decision and coordinate with the source provider for imported materials. It will not treat an uploader's broad license as proof that the uploader owned the contested rights.

## **6. Counter notification by an affected user**

If material you posted was removed or access disabled because of a copyright claim and you believe the action resulted from mistake or misidentification, you may send a written counter-notification to the Designated Agent. A general disagreement or proof of property ownership alone is not a complete counter-notification.

A counter-notification must substantially include the elements required by 17 U.S.C. section 512(g)(3):

- Your physical or electronic signature.
- Identification of the removed or disabled material and its location before the action.
- A statement under penalty of perjury that you have a good-faith belief the material was removed or disabled because of mistake or misidentification.
- Your name, address and telephone number; consent to the jurisdiction of the federal district court for the judicial district in which your address is located, or, if your address is outside the United States, any judicial district in which HOUSBE may be found; and an agreement to accept service of process from the original notice sender or that person's agent.

This jurisdiction consent concerns the statutory counter-notification process. It is not replaced by the mediation or dispute-location clause in the Terms of Service. Consider legal advice before providing a counter-notification, particularly because your identity and contact details will be shared with the original complaining party.

## **7. Forwarding and restoration procedure**

Upon receiving a qualifying counter-notification, HOUSBE will promptly provide a copy to the original notice sender and inform that sender that it will replace the material or cease disabling access in 10 business days. Under the applicable statutory procedure, restoration occurs no earlier than 10 and no later than 14 business days after receipt of the counter-notification, unless the Designated Agent first receives notice that the original complaining party filed an action seeking a court order to restrain the user's infringing activity relating to the material.

A court-action notice should identify the filed action and provide sufficient information for verification. Threatening to sue or announcing an intention to file is not the same as reporting a filed action. HOUSBE will handle valid legal orders according to their terms.

A counter-notification addresses the copyright removal. An independent, documented restriction under another

applicable policy or legal obligation may still affect access, such as a privacy or security restriction unrelated to the copyright claim. Such a restriction must not be used as a pretext to evade the statutory process. Withdrawal of a complaint may be considered separately and does not automatically resolve other lawful restrictions.

## 8. Repeat infringement and standard technical measures

HOUSBE adopts and will reasonably implement a policy for terminating, in appropriate circumstances, accounts of repeat infringers. It may also warn users, restrict uploads or remove content consistent with the Terms and law. Relevant considerations may include supported infringement reports, counter-notifications, withdrawals, court outcomes, repeated reposting and efforts to evade restrictions. A single unsupported accusation is not automatically a conclusive infringement finding.

HOUSBE will accommodate and not interfere with standard technical measures within the meaning of 17 U.S.C. section 512(i). Users must not circumvent copyright controls, remove rights information to conceal unauthorized use or repost removed material to evade an unresolved restriction. This Policy does not announce an arbitrary fixed strike count or promise universal proactive scanning.

## 9. Privacy and records of notices

HOUSBE may share relevant notices and supporting information with the affected user, original claimant, advisers or providers as necessary to administer the claim, and as required or permitted by law. A qualifying counter-notification will be forwarded to the original notice sender. Do not include unnecessary ID copies, bank information or unrelated private files in your submission.

HOUSBE will retain claim records for the approved dispute-handling, repeat-infringer administration and lawful preservation purposes, subject to the Privacy Policy and a defined retention schedule. Restricted records will be accessible only as appropriate for those purposes. Handling a notice does not authorize HOUSBE to use private submissions as public listing content.

## 10. Other complaints and platform content

| Issue                                                 | Appropriate route                                                                                                                                                                                     |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Copyright in a user uploaded photo video text or file | Designated-agent notice process in this Policy; identify the exact material.                                                                                                                          |
| Ownership or listing authority dispute                | Property claim or support process under the owner or agent agreement; send appropriate authority evidence securely.                                                                                   |
| Privacy exposure or unauthorized private access       | <a href="mailto:privacy@housbe.com">privacy@housbe.com</a> or <a href="mailto:security@housbe.com">security@housbe.com</a> ; use the privacy or security process rather than a false copyright claim. |
| Trademark impersonation or misleading branding        | <a href="mailto:support@housbe.com">support@housbe.com</a> with the relevant rights and identified use; additional legal review may be required.                                                      |
| Imported or syndicated material                       | Identify the HOUSBE record and specific copyrighted work; HOUSBE will assess its source and the appropriate response.                                                                                 |
| Material created or supplied by HOUSBE itself         | Identify the material and legal claim through the designated-agent contact for routing; eligibility for a particular safe harbor depends on the facts.                                                |

## 11. Policy updates and general notices

HOUSBE will maintain current designated-agent information and update this Policy when needed. Changes do not remove statutory notice rights or validate an unauthorized earlier use. Mandatory law controls. General notices may be sent to [info@housbe.com](mailto:info@housbe.com) or HOUSBE, L.L.C., 900 N Federal Hwy, Ste 306, Hallandale Beach, FL 33009; copyright notices should use the verified agent details in Section 2.

General legal notices may be sent to [legal@housbe.com](mailto:legal@housbe.com).