

HOUSBE, L.L.C.

Real Estate Agent Terms and HIAA Platform Addendum

Schedule C of the HOUSBE Master Terms of Service

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This is Schedule C 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: Licensed agents with the applicable membership route.

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.

Part A — Platform Access Agreement

Applies to a Licensed Agent who is not an HIAA member and who affirmatively accepts this Part A for Platform access.

1. Parties acceptance and service boundaries

1.1 This Platform Access Agreement (“Agent Agreement”) is between HOUSBE, L.L.C. (“HOUSBE,” “we” or “us”) and the individual or authorized entity accepting nonmember real estate professional access (“Agent” or “you”). Identify the individual agent, brokerage affiliation and any entity you are authorized to bind.

1.2 Accept this Agent Agreement before activating nonmember agent access. The applicable Terms of Service and incorporated policies also apply. Financing & Refinancing Terms apply when participating in a financing Request. An applicable DPA or independent-party data agreement controls its defined processing scope; mandatory law and nonwaivable rights prevail.

1.3 This Agent Agreement controls agent-specific Platform access matters. It does not execute a client representation agreement, create a broker–client relationship with HOUSBE or override an actual transaction contract. A member of HIAA instead follows Part B and the applicable HIAA Master Agreement; the member is not automatically required to accept Part A as a second role agreement.

1.4 HOUSBE provides publication, Opportunity and workspace tools. HOUSBE is not a real estate broker, lender, mortgage broker or agent for a transaction party through these services and does not negotiate or sign for you. You independently provide and remain responsible for your licensed services. No employment, agency, partnership,

exclusivity or guaranteed client relationship is created.

2. Licensing brokerage affiliation and identity

2.1 Maintain the licenses and brokerage authority required for your activity and jurisdictions. Provide accurate license numbers, issuing jurisdictions, status and brokerage affiliation. A Platform account or membership does not authorize professional practice in every state.

2.2 Obtain required supervising-broker or company approvals for advertising, listing publication, communications, document handling and Platform purchases. Authority to operate an account, accept entity obligations and sign client or transaction instruments may differ.

2.3 Promptly report expiration, suspension, restrictions, termination of affiliation and material profile changes. Stop activities for which authority has ended even if a badge or paid plan remains active. We may request evidence and restrict access while credentials or authority are unresolved.

2.4 Required identity checks may use government-issued photo ID and a selfie check through the disclosed provider, currently Didit, after applicable notices and any required biometric release. Identity verification is separate from professional-license verification, company authority and a background check.

2.5 A verified mark means only the described check, not endorsement, competence, safety or a transaction guarantee. Sensitive ID fields and nationality are not automatically published. A Didit-verified identity can verify only one agent, lender or owner account (Part I Section 5.4); do not use duplicate accounts to bypass restrictions.

3. Client authority representation and compensation

3.1 Obtain sufficient client, owner and brokerage authority before advertising, claiming management rights, submitting documents or acting for a party. Do not assume that Platform access authorizes representation of every person who sends an enquiry.

3.2 Required agency disclosures, representation agreements, compensation terms, conflict disclosures and any other applicable client documents must be provided and accepted by the actual parties at the legally required stage. HOUSBE registration and Deal Room membership do not replace these documents.

3.3 Your client compensation is independently negotiated and documented under applicable law and brokerage rules. These terms do not set commissions, promise compensation from another agent or create a transaction referral fee payable to HOUSBE.

3.4 Keep offers, conflicts, material property facts and client instructions accurate and comply with professional duties. A Platform status or automated summary does not excuse failure to present an offer, maintain required records or provide a required disclosure.

4. Listings property claims and source rights

4.1 Before publishing, confirm authority to advertise the specific property and rights to the submitted materials. Keep location, price, availability, status and material descriptions accurate. Make required advertising disclosures, including brokerage identification where applicable.

4.2 A request to verify or claim a Listing seeks Platform management permissions; it does not convey title, establish

exclusive representation, cancel another professional's contract or transfer rights in imported media. We may request supporting authority and restrict competing claims.

4.3 MLS, brokerage, photographer and provider restrictions remain applicable. A third-party URL or property ownership does not authorize copying photos, descriptions or plans. Syndicated data may have edit, attribution, retention or distribution limits even after a record is claimed.

4.4 Do not grant HOUSBE broader rights than you possess. If an MLS or photographer license permits display only during an active listing and not permanent reuse, obtain broader permission or do not submit that material under the perpetual-license workflow.

4.5 Promptly update sold, rented, withdrawn, under-contract or unavailable property. Label renderings, estimates and historical records accurately. Do not publish confidential client documents in public property fields or leave a known unavailable property advertised as active to collect enquiries.

5. Perpetual public property content license

The complete licenses in Part I Section 10 govern public property materials and specifically designated nonconfidential Property Profile and Property Card content. They require actual rights and the applicable submission confirmation, survive as stated, exclude private records and remain subject to legal and source restrictions. Those provisions are incorporated here without a duplicate license grant.

6. Opportunities and professional contact

Part I Section 7 governs Opportunities and lawful professional contact; [Schedule R](#) governs optional promotional consent.

7. Deal Rooms viewings and transaction signatures

Part I Section 12 and Schedules [F](#) and [Q](#) govern rooms, lawful viewing access and specific transaction signatures.

8. Confidentiality data roles and record retention

Part I Section 11 and Schedules [F](#), [M](#) and [P](#) govern confidentiality, actual data roles and records. Agents independently preserve required brokerage records; the platform is not the sole regulatory archive.

9. Company teams profiles and AI

9.1 Company administrators must assign individual access, manage authority and remove departing personnel. An employee's acceptance binds an entity only within actual authority and does not silently create a personal guarantee. A move to another brokerage does not authorize transferring client records or media rights without an appropriate basis.

9.2 For professional profile materials, you grant a nonexclusive, worldwide, royalty-free license to display, format and distribute them as needed to operate and promote the profile during authorized use, with reasonable backups and lawful records afterward. This is separate from the perpetual property-content license.

9.3 Keep affiliations, professional titles and credentials accurate. Use client and company branding only with permission and do not suggest HOUSBE endorsement or partnership without authorization.

9.4 Document Center uploads are automatically transmitted to the disclosed AI provider, currently OpenAI, for

summaries and suggested types under the upload notice and AI Usage Policy. Review the disclosure before upload and submit only records you are authorized to process through that workflow.

9.5 AI outputs may be inaccurate and are not document authentication, legal advice or appraisals. Verify original records and relevant outputs. Keep originals where browser resizing reduces quality. Service processing does not independently authorize general-purpose model training on confidential client files.

10. Fees plans referrals and Super Agent permissions

10.1 Checkout identifies price, term, entitlements and material limits. Plans are fixed-term purchases and do not renew automatically. A later website price does not retroactively change an accepted purchase.

10.2 Payments use the disclosed provider, currently PayPal, including supported Apple Pay and Google Pay workflows. Refunds and cancellations follow accepted purchase terms and mandatory law. Duplicate charges and services that cannot be supplied receive the applicable remedy; failed-verification rules must be disclosed before payment.

10.3 Referral discounts and Free-Access Codes apply only under their disclosed rules. They do not bypass identity, license, property-authority or content-rights checks.

10.4 Super Agent powers, membership-payment commissions and referral arrangements require their own accepted schedule and assigned permissions. This Agent Agreement does not itself confer those rights or authorize access to another person's ID or private financing records.

10.5 Membership and technology fee labels do not establish compliance with settlement-service referral or unearned-fee restrictions. Do not disguise prohibited transaction-referral compensation through codes, gifts, discounts or affiliate payments.

10.6 If you participate in financing, accept the applicable Financing & Refinancing Terms and permissions. Agency licensing does not authorize mortgage origination. A client's financing selection is not loan approval and does not grant an agent unlimited access to lender-only documents.

11. Compliance suspension and general provisions

11.1 Comply with applicable licensing, brokerage supervision, agency, advertising, MLS, fair-housing, privacy, communications and copyright requirements. Do not discriminate based on national origin or other protected characteristics, including through automated targeting and screening.

11.2 Prohibited conduct includes false credentials, unauthorized property claims, fabricated offers, scraping, resale of contacts, misuse of confidential records and manipulation of accounts or payments. Correct material errors promptly.

11.3 HOUSBE may restrict or terminate access for material violations, lost authority, security concerns or legal requirements, with notice and opportunity to address issues where practicable and appropriate. Mandatory remedies remain available. You may request closure through available controls or info@housbe.com.

11.4 Valid property-content licenses survive as stated. Confidentiality, lawful records, accrued fees and applicable dispute provisions survive as necessary. Closure does not cancel client representation or a transaction contract, transfer duties to a new agent or convert Private Content into permanently reusable public material.

11.5 The applicable Terms of Service supply governing law, disputes, disclaimers, liability, indemnification and general provisions within their scope, subject to exceptions and mandatory law. Updates apply prospectively with appropriate

notice and renewed acceptance where required; a newer website copy does not automatically replace earlier accepted terms.

11.6 Notices to HOUSBE: HOUSBE, L.L.C., 900 N Federal Hwy, Ste 306, Hallandale Beach, FL 33009; info@housbe.com. We record document versions, consent wording, identity and entity capacity, actions, timestamps and relevant property, Request or purchase identifiers.

Part B — HIAA Platform Use Addendum

Applies to members of the HOUSBE Independent Agent Alliance (HIAA). It is presented and accepted together with the HIAA Master Agreement, and HOUSBE records the version of both. It is a limited addendum and does not replace the HIAA Master Agreement.

B1. Scope and incorporation

For platform-use matters, the HIAA member accepts [Part I](#) and the operational provisions of [Schedule C](#), including its integrated service references. The nonmember enrollment route does not apply to that member. Membership economics remain governed by the HIAA Master Agreement; these Master Terms do not amend them.

B2. Membership economics and preserved terms

This Addendum does not change HIAA admission criteria, dues, enrollment charges, benefits, plan entitlements, referral commissions, cancellation rights or other membership economics. Those subjects remain governed by the identified accepted HIAA Master Agreement and purchase terms, subject to mandatory law. Part A Sections 10.1 and 10.2 are not incorporated as a replacement for membership billing; any change to HIAA billing will be made expressly in the HIAA Master Agreement or the order.

B3. Limited amendment and conflicts

Mandatory law and any applicable data agreement within its scope prevail. Financing & Refinancing Terms govern financing-specific issues. This expressly accepted Addendum amends the identified HIAA Master Agreement only for the incorporated Platform-use subjects, including authority, content licenses, Opportunities, privacy, AI, access and professional conduct. All other Master Agreement provisions remain unchanged. No HIAA Master Agreement provision is amended unless this Addendum expressly identifies it. Where an incorporated Platform-use provision conflicts with an HIAA provision that this Addendum does not identify, the HIAA Master Agreement controls.

B4. Acceptance and earlier content

The HIAA Master Agreement and this Addendum are named and linked in the member's acceptance workflow, and HOUSBE records both versions. A new perpetual property license applies only to properly accepted submissions; broader rights over earlier materials require appropriate new acceptance. Membership registration does not substitute for property-level publication confirmation or activity-specific consents.