

HOUSBE, L.L.C.

Owner, FSBO, Landlord and Developer Terms

Schedule B of the HOUSBE Master Terms of Service

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This is Schedule B 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: Owners and authorized property representatives.

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. Parties scope and acceptance

1.1 This FSBO / Seller Access Agreement (“Agreement”) is between HOUSBE, L.L.C. (“HOUSBE,” “we” or “us”) and the individual or entity activating a Property Owner, FSBO Seller, Landlord or Developer role (“you”). An individual acting for an entity must identify that entity and have authority to bind it for the relevant action.

1.2 You accept this Agreement through affirmative registration or role activation after it is clearly presented. Separate property-level confirmation is required before claiming management rights or publishing materials for a particular property. Acceptance of an account agreement does not prove ownership, sign a sale or lease, or authorize publication of every future upload.

1.3 The applicable Terms of Service and incorporated policies apply within their scopes. This Agreement controls owner, seller, landlord and developer-specific matters. Financing & Refinancing Terms control financing-specific matters when you start or participate in a financing request. An applicable data agreement governs its defined processing relationship. Mandatory law and nonwaivable rights prevail.

1.4 The Privacy Policy and collection notices explain data handling and rights. Acknowledgment is not blanket consent to marketing or a waiver of privacy rights. Identity or biometric permission, covered electronic-delivery consent, screening authorization and optional marketing are obtained separately where appropriate.

2. Roles and service boundaries

2.1 A Property Owner uses the Platform for a property owned or lawfully managed by that person or entity. A FSBO Seller offers property for sale without appointing HOUSBE as a broker. A Landlord offers property for rent within its authority. A Developer markets authorized projects, land or units in the responsible entity’s name.

2.2 Roles. Each HOUSBE account has one role, and one Didit-verified ID can verify only one agent, lender or owner account (Part I Section 5.4), so a person cannot hold two of those verified accounts. Acting as a licensed agent requires an Agent account, [Schedule C](#) and the professional requirements, even if you also own or develop property. Acting as a financing applicant requires the applicant workflow ([Schedule E](#)), not a Lender account solely because you own a property.

2.3 HOUSBE provides publication, property-record and communication tools. HOUSBE is not your real estate broker, property manager, lender, mortgage broker or legal representative through these services. No exclusive listing engagement, agency, fiduciary relationship or authority to negotiate or sign for you is created by this Agreement.

2.4 HOUSBE does not guarantee views, enquiries, Offers, tenant suitability, financing, sale, rent, price or closing. An “Opportunity” is the described potential connection, enquiry or property prospect; it is not ownership of personal information or a guaranteed client relationship. “Listing” means a public property advertisement or record.

3. Identity company accounts and authority

3.1 You must be at least 18, legally capable of contracting and provide accurate identity, role and contact information. Complete verification required for the feature. Government-issued ID and selfie checks may use the disclosed provider, currently Didit, after the applicable notice and any legally required biometric release.

3.2 Identity verification is not title verification, a background check, professional-license confirmation or an endorsement. A verified mark communicates only the check described. Nationality, citizenship, ID images and sensitive verification fields are not automatically published beside the mark.

3.3 A company representative must identify the company’s legal name and capacity of representation. A position title or checked declaration does not independently establish corporate authority. We may request evidence appropriate to the action. Authority to operate an account, publish a property and sign a transaction may differ.

3.4 Administrators must give individuals their own credentials, assign appropriate access and remove access when authority ends. A Didit-verified identity can verify only one agent, lender or owner account (Part I Section 5.4). Do not create duplicate identities to obtain additional free benefits or bypass suspension.

3.5 Inform us promptly if property ownership, management authority, company affiliation or required credentials change. This Agreement does not impose a personal guarantee on an individual merely because the person accepts for an identified company.

4. Property claims and publication authority

4.1 Before claiming a property or publishing a Listing, you confirm that you own it or have sufficient authority from its owner to undertake the particular action. Identify whether you act as owner, company representative, developer, landlord or other authorized person. Obtain co-owner or entity approval where required.

4.2 A claim requests account management of the Platform property record; it does not transfer real property, establish title, invalidate an agent’s contract or prove unrestricted marketing authority. Entering an address or pasting an external Listing URL does not establish ownership.

4.3 We may request ownership or authority evidence, review a dispute, restrict edits and assign record-management permissions after appropriate verification. A record may remain restricted while competing claims are unresolved.

Platform permissions do not replace title records or judicial determinations.

4.4 Third-party or syndicated property records may remain subject to provider rights, edit restrictions and source attribution even after a claim is accepted. Claiming a record does not transfer rights in imported photography, MLS media or third-party descriptions.

4.5 Publication requires both property authority and the rights to publish and license each submitted material. Do not use another person's photos, plans, videos or marketing copy solely because you own the depicted property. Obtain sufficient permission from the actual rights holder.

4.6 You remain responsible for applicable advertising, brokerage, development, landlord and other licensing requirements. Selecting a role or describing a sale as FSBO does not exempt otherwise regulated activity.

5. Listing content accuracy and updates

5.1 Provide accurate property identity, location, price or rent, availability, status and material descriptions. Do not misstate ownership, measurements, amenities, permits, zoning, tenancy, completion, financing or rights included in a transaction. Clearly label renderings, model-unit images, proposed improvements and estimates.

5.2 Make legally required seller, landlord, project and advertising disclosures through the appropriate transaction workflow. A Platform form or Document Center list is not a complete legal checklist for every property or jurisdiction. A statement that information is "as is" does not excuse fraud or required disclosures.

5.3 Promptly update withdrawn, under-contract, sold, leased or unavailable property and materially changed pricing or terms. Do not knowingly leave an unavailable property advertised as available to collect enquiries. Historical copies may remain clearly identified under Section 6.

5.4 Automated estimates, syndicated data, public records and Property Passport or Card outputs may be incomplete or outdated and are not appraisals, title insurance or legal opinions. Verify relevant facts independently; HOUSBE does not authenticate every Listing.

5.5 Public fields are for public property presentation. Use designated private workflows for ownership evidence, tenant records, confidential contracts and financial documents. Do not publish IDs, signatures, access codes or unnecessary personal information about occupants.

6. 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.

7. Private records and data handling

Part I Section 11 and Schedules F and M govern private records. Private financial and transaction files are excluded from the perpetual public license.

8. FSBO sales and owner transactions

8.1 You set your offered price and transaction conditions and remain responsible for required disclosures, negotiations

and selecting independent professional assistance. HOUSBE does not appraise the property, inspect it, guarantee title or serve as escrow agent through these services.

8.2 A separate purchase contract, disclosure, deed, representation agreement or closing instrument must be reviewed and executed by the actual parties or authorized signatories. Registration, room access and a status button do not sign those instruments.

8.3 Offers, counteroffers and messages may be preliminary, but a properly intended and executed electronic agreement can be binding. Platform labels do not override applicable contract law. Obtain advice on material terms, acceptance deadlines, deposits, contingencies and closing obligations as appropriate.

8.4 This Agreement does not release you from existing brokerage, co-owner, lender, association or other contractual restrictions. Uploading an agent's material or claiming its record does not terminate the agent's engagement. Resolve authority and content-right disputes before publication.

9. Landlords rental listings and applications

9.1 Landlords must have authority to rent the property and comply with applicable advertising, habitability, occupancy, licensing, fair-housing and landlord-tenant requirements. Accurately disclose rent, required fees, deposits, availability and material advertised conditions.

9.2 If an application service is offered, its separate terms identify the property or recipients, application scope, fees and refund rules before submission. A general renter account does not authorize every landlord to receive that renter's application or sensitive documents.

9.3 Screening and consumer reports require a lawful permissible purpose and any applicable authorization, disclosures and adverse-action notices. The actual requesting landlord or provider remains responsible for its obligations. A registration checkbox or paid Opportunity does not establish unrestricted report access.

9.4 A lease is executed by the landlord or authorized representative and tenant. HOUSBE account acceptance, viewing confirmation and screening permission do not sign the lease. Security deposits, application payments, rent collection or eviction services are not authorized by this Agreement unless separately offered under applicable service terms.

9.5 Protect applicant and tenant records, do not use them for unrelated marketing, and retain or dispose of them under applicable requirements. Do not unlawfully discriminate in advertising, screening or rental decisions, including through automated filters.

10. Developers projects and multiple properties

10.1 Identify the responsible developer or property-owning entity and your authority to market each project, parcel, building or unit. Account authority does not establish permission over every project associated with a company brand.

10.2 Clearly identify whether a property exists, is under construction, proposed or represented by a model. Label renderings and illustrative views; disclose material limitations and avoid unsupported promises about completion, approvals, amenities, investment returns or financing.

10.3 Keep unit availability, project status and prices current. Do not use one unit's imagery to suggest another has identical features without clear disclosure. Obtain rights sufficient to license architects' drawings, renderings and third-party media under Section 6.

10.4 Development, condominium, subdivision, land-sale and other project-specific disclosures, registrations and sales documents remain your responsibility where applicable. HOUSBE publication does not establish regulatory approval or authorize securities, fractional interests or investment offerings.

10.5 Purchase, reservation, deposit and construction agreements require the appropriate actual parties and separate signatures. This Agreement does not authorize HOUSBE to collect project deposits, guarantee delivery or sign for your company.

11. Enquiries viewings and Opportunities

Part I Sections [7](#) and [12](#) govern enquiries and lawful viewing access. [Schedule R](#) governs optional marketing.

12. Deal Rooms documents and AI processing

Schedules [F](#), [G](#) and [Q](#) govern Deal Rooms, AI processing and covered electronic records.

13. Financing requests and property records

[Schedule E](#) and Part I Sections [9](#) and [10.6](#) govern financing requests and property records.

14. Listing packages fees and paid services

Part I Section [15](#) and [Schedule K](#) govern price, fixed terms, listing entitlements, promotions, payment and refunds. Listing quantity, duration, credit expiry and reuse must be disclosed in the accepted order. This schedule does not set a fixed price.

15. Moderation closure and continuing obligations

Part I Sections [8](#) and [23](#) govern disputed content, moderation, closure and survival. Update unavailable property status; private records remain restricted.

16. General legal provisions and updates

Part I Sections [22](#) through [26](#) govern general legal provisions and prospective updates.