

Sunbelt Partners Capital — Terms & Conditions

Effective Date: 10/01/2025

Welcome to the website of **Sunbelt Partners Capital** (“**Sunbelt Partners**,” “**we**,” “**our**,” or “**us**”).

By accessing or using our website (the “**Site**”) or any services offered through it, you agree to these **Terms and Conditions** (“**Terms**”).

If you do not agree, please discontinue use of the Site immediately.

1. Scope of Services

Sunbelt Partners provides:

- Information about properties available for purchase, sale, or lease;
- Consulting services related to real estate investment and management; and
- Access links for existing tenants to their secure tenant portal.

Sunbelt Partners does **not** guarantee that any property, service, or opportunity displayed on the Site will remain available or that any particular transaction will be completed.

2. No Agency or Brokerage Relationship

Use of this Site or communication with Sunbelt Partners through the Site does **not** create any agency, fiduciary, or broker-client relationship unless and until a written agreement is executed.

All communications prior to a signed agreement are non-binding and for informational purposes only.

3. Equal Housing Opportunity

Sunbelt Partners Capital is committed to compliance with all applicable **Fair Housing laws**, including the **Federal Fair Housing Act (42 U.S.C. §§ 3601–3619)**, the **Florida Fair Housing Act (Fla. Stat. §§ 760.20–760.37)**, and relevant **local ordinances**.

We do not discriminate against any person based on race, color, religion, sex, disability, familial status, national origin, sexual orientation, gender identity, or any other protected class under applicable law.

4. Tenant Portal

Access to tenant portals is provided solely for the convenience of our current tenants.

By using the portal, you agree to comply with your lease terms and applicable privacy and security measures.

You are responsible for maintaining the confidentiality of your login credentials. Sunbelt Partners is not liable for any unauthorized access, misuse, or data breaches beyond its reasonable control.

5. Consulting Services

Any consulting or advisory information provided via this Site or through subsequent communications is **general informational content** and not legal, tax, or financial advice.

Clients are encouraged to consult their own licensed professionals before making real estate or investment decisions.

6. No Warranty

All information on this Site is provided “**as is**” and “**as available.**”

Sunbelt Partners makes **no representations or warranties** of any kind, express or implied, regarding:

- Accuracy, completeness, or reliability of property information or service descriptions;
- Availability of properties, financing, or third-party services; or
- Performance or suitability of any property or investment.

Use of the Site and reliance on its information is at your own risk.

7. Limitation of Liability

To the fullest extent permitted by law, **Sunbelt Partners Capital and its officers, employees, and affiliates shall not be liable** for any direct, indirect, incidental, consequential, or punitive damages arising from:

- Your access to or use of the Site;
- Reliance on any information contained herein;
- Loss or misuse of data through the tenant portal; or
- Any transaction or decision made in reliance on Site content.

Your sole remedy for dissatisfaction with the Site or its content is to discontinue use of it.

8. Third-Party Links

The Site may include links to external sites (including tenant portal providers or listing platforms).

We do not control or endorse those sites and are not responsible for their content, privacy policies, or practices.

Your use of third-party services is at your own risk and subject to those parties’ terms.

9. Intellectual Property

All content, design elements, text, graphics, logos, and images on the Site are the property of Sunbelt Partners or its licensors and are protected by copyright and trademark laws.

You may not reproduce, modify, distribute, or display any content without prior written permission.

10. Privacy

Your use of the Site is also governed by our **Privacy Policy**, which describes how we collect and handle personal information.

By using the Site, you consent to our privacy practices.

11. Indemnification

You agree to indemnify, defend, and hold harmless **Sunbelt Partners Capital**, its officers, directors, employees, and agents from and against any claims, damages, liabilities, losses, or expenses (including reasonable attorneys' fees) arising out of or related to:

- Your use of the Site or tenant portal;
 - Any violation of these Terms; or
 - Any violation of applicable law.
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12. Changes to Terms

We may modify these Terms at any time by posting updated terms on the Site.

Continued use of the Site after changes are posted constitutes acceptance of those changes.

13. Governing Law

These Terms are governed by the laws of the **State of Florida**, without regard to its conflict of law principles. Any disputes shall be resolved exclusively in the state or federal courts located in **Miami-Dade County, Florida**.

14.

Contact Information

If you have questions about these Terms, please contact:

Sunbelt Partners Capital
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