

# Terms and Conditions

**Effective Date:** 3<sup>rd</sup> May 2025

Welcome to **PropertyPortal.ai**. These terms and conditions govern your access to, and use of the **PropertyPortal.ai** platform, including any associated tools, content, and services provided by **AI Property Portal LTD**. By accessing or using the platform, you agree to be bound by these terms.

## 1. Eligibility

To use our services, you must:

- Be at least 18 years old
- Have the legal capacity to enter into binding agreements
- Use the Platform for lawful purposes only

## 2. Our Services

**PropertyPortal.ai** offers AI-driven property analysis tools designed to assist users in evaluating:

- Refurbishment costs
- Projected return on investment (ROI)
- Estimated end values
- Ideal purchase price
- Stamp duty, legal, agency, and renovation fees

**Disclaimer:** The platform provides **estimates only**, based on available data, algorithms, and assumptions. These estimates are **NOT financial, legal, or investment advice** and should not replace professional consultation.

## **2.1 Free Trial and Usage Limits**

We offer new users a limited free trial, which includes:

- **Three (3) free searches** upon account creation.

After the trial:

- A **monthly subscription** is required for continued access.
- Subscribed users are subject to the following usage limits:
  - **Maximum of 30 searches per day**
  - **Maximum of 900 searches per calendar month**

We reserve the right to monitor usage and restrict access if these limits are exceeded or if abuse is detected. Repeated or automated usage intended to bypass these limits may result in account suspension or termination.

**We also reserve the right to modify or adjust these usage limits at any time, with or without prior notice**, to maintain fair access, improve performance, or reflect changes in our service offering.

## **3. Beta Access and Feedback**

You may be granted access to early versions (MVP/Beta) of our tool. In doing so:

- You understand the tool is in development and may contain bugs or inaccuracies.
- You agree to provide feedback via designated channels (e.g., surveys, forms, email).
- You grant us a non-exclusive, royalty-free, perpetual license to use feedback for product improvement.

## **4. User Responsibilities**

You agree to:

- Provide accurate and lawful data when using the platform

- Not reverse-engineer, copy, or reproduce any part of the tool without written permission
- Use the tool solely for personal or professional due diligence - not for resale or distribution

## 5. Intellectual Property

All content, algorithms, user interface designs, trademarks, and intellectual property within **PropertyPortal.ai** are owned by **AI Property Portal LTD** or licensed to us. No part of the platform may be reproduced without express written consent.

## 6. Limitations of Liability

To the maximum extent permitted by law:

- We are **NOT liable** for any direct, indirect, incidental, or consequential damages arising from use of our estimates or services.
- You accept that any investment or financial decision made using our tool is done at your own risk.

## 7. No Guarantee of Accuracy

While we strive for high accuracy, all outputs are based on data sets and predictive algorithms that may not reflect real-time market shifts or unforeseen costs. You acknowledge that:

- Data outputs may differ from actual property outcomes
- We do not guarantee the accuracy, completeness, or timeliness of estimates

## 8. Third-Party Tools and Integrations

The platform may link to or integrate with third-party services (e.g., property listing APIs, renovation databases). We are **NOT responsible** for the content, services, or privacy policies of such third parties.

## 9. Termination

We reserve the right to:

- Suspend or terminate access to the Platform at any time, with or without notice
- Deny access if Terms are breached or misuse is detected

## 10. Privacy Policy

Your use of the Platform is also governed by our Privacy Policy, which outlines how we collect, store, and use your data.

## 11. Changes to These Terms

We may update these terms from time to time. Material changes will be communicated via email or platform notification. Continued use of the Platform after changes constitutes acceptance of the new terms.

## 12. Governing Law

These Terms are governed by the laws of **England and Wales**. Any disputes shall be subject to the exclusive jurisdiction of the courts of England and Wales.

## 13. Contact Us

For questions regarding these terms, please contact us at:

**Email:** [support@propertyportal.ai](mailto:support@propertyportal.ai)

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