

TERMS OF USE

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Welcome to heartofidahorealestate.com (“Website”), operated by Emilee Douglas, a licensed real estate salesperson in Idaho, owner of Heart of Idaho Real Estate, affiliated with Silvercreek Realty Group (“we,” “us,” or “our”). By accessing or using this Website, or submitting any form, you agree to these Terms of Use. If you do not agree, do not use the Website.

Brokerage Disclosure

Emilee Douglas is a licensed Idaho real estate salesperson affiliated with Silvercreek Realty Group, the responsible broker under Idaho law. No agency, fiduciary, or brokerage relationship is created by use of this Website unless established by a separate written agreement.

Permitted Use

This Website is for lawful, personal, non-commercial use only. You may not scrape, harvest, copy, distribute, or commercially exploit Website or IDX content; interfere with Website security; or attempt unauthorized access to systems or data.

IDX / Intermountain MLS Disclosure

This Website displays listing information from the Intermountain Multiple Listing Service (“IMLS”) via Internet Data Exchange (“IDX”). IDX information is for consumer, non-commercial use only. Listing data is deemed reliable but not guaranteed and is subject to errors, omissions, prior sale, change, or withdrawal without notice. Listing brokerage attribution is displayed as required by IMLS rules. MLS data is protected by copyright and proprietary rights.

No Reliance

Information on this Website is for general informational purposes only. Users should independently verify all property information, including square footage, zoning, condition, and pricing. We make no warranties regarding accuracy or completeness.

No Professional Advice

Website content does not constitute legal, tax, financial, or investment advice.

Intellectual Property

All Website content (excluding MLS data) is owned or licensed by us and protected by intellectual property laws. MLS data remains the property of listing brokers and IMLS.

Fair Housing

We comply with the National Association of REALTORS® Code of Ethics, Federal Fair Housing laws, HUD guidelines, and Idaho real estate laws.

Limitation of Liability

To the fullest extent permitted by Idaho law, we are not liable for any damages arising from Website use, form submissions, IDX data, technical issues, or reliance on information. Use of the Website is at your own risk.

Indemnification

You agree to indemnify and hold harmless Emilee Douglas, Heart of Idaho Real Estate and Silvercreek Realty Group from claims arising from misuse of the Website or violation of these Terms.

Privacy Policy

Use of this Website and submission of forms is also governed by our Privacy Policy, incorporated by reference.

Governing Law

These Terms are governed by the laws of the State of Idaho.

Binding Arbitration

Any dispute arising from Website use, form submissions, communications, or IDX content shall be resolved through binding arbitration under the Federal Arbitration Act in Idaho. Claims must be brought individually. Jury trial and class action rights are waived. Small claims actions and injunctive relief for intellectual property violations are permitted.

Changes

We may update these Terms at any time. Continued use constitutes acceptance.

Contact

Emilee Douglas – Licensed Real Estate Salesperson (Idaho)

Affiliated with Heart of Idaho Real Estate and Silvercreek Realty Group

Email: emileedouglas.realtor@gmail.com

Phone: 208-319-4370