

TERMS OF USE — Aglandia.com (Idaho Real Estate Services)

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Welcome to **Aglandia.com** (“we,” “us,” or “our”). By accessing or using this website (the “Site”), you agree to comply with and be bound by these Terms of Use. If you do not agree, please discontinue use of the Site.

1. Intellectual Property & Listing Data

All content on Aglandia.com—including property listings, photos, videos, virtual tours, market data, investment analyses, branding, and written materials (“Content”)—is owned by us, our licensors, or the Multiple Listing Service (MLS) that provides listing data.

You may view Content for personal, non-commercial use only. You may **not**:

- Copy, reproduce, or redistribute listing data
- Use photos or descriptions for your own marketing
- Scrape or harvest property information
- Create derivative works from any Content

Unauthorized use may violate copyright, trademark, and MLS rules.

2. Idaho Real Estate Information Disclaimer

All real estate information on Aglandia.com is deemed reliable but **not guaranteed**. Property details, availability, pricing, and conditions may change without notice.

Nothing on this Site constitutes:

- A real estate contract
- Legal, tax, or financial advice
- A guarantee of property performance or appreciation
- A substitute for professional inspections or due diligence

Users should independently verify all information with qualified Idaho professionals.

3. Services Provided

Aglandia.com provides information related to:

Buyer Representation

Assistance with locating, evaluating, and negotiating the purchase of Idaho real estate.

Seller Representation

Marketing, pricing guidance, and negotiation support for Idaho property owners.

Property Management

Tenant screening, rent collection, maintenance coordination, and compliance with Idaho landlord-tenant laws.

Investment Consulting

Market analysis, cash-flow projections, and strategic guidance for Idaho real estate investors. All investment projections are estimates only and not guarantees of performance.

Use of the Site does **not** create a client–agent relationship. A formal relationship is established only after signing a written representation agreement as required by Idaho law.

4. Acceptable Use

You agree not to:

- Use the Site for unlawful or fraudulent purposes
- Attempt to bypass or disable security measures
- Use bots or automated tools to collect data
- Misrepresent your identity when submitting inquiries
- Interfere with the Site’s functionality

We may suspend or terminate access for violations.

5. User Submissions

If you submit forms, messages, or inquiries (“User Content”), you grant us permission to respond, store, and use that information to provide real estate services.

You agree that your submissions are accurate and lawful.

6. Third-Party Links

Aglandia.com may link to lenders, inspectors, contractors, or other Idaho service providers. We are not responsible for their content, accuracy, or policies.

7. Limitation of Liability

To the fullest extent permitted by Idaho law, we are not liable for:


- Errors or omissions in listing data
- Losses resulting from reliance on Site Content
- Technical issues, outages, or interruptions
- Damages of any kind arising from Site use

Your use of the Site is at your own risk.

8. Governing Law

These Terms are governed by the laws of the State of **Idaho**, without regard to conflict-of-law principles.

9. Contact Information

For questions about these Terms, contact us at:  **Aglandiasales@gmail.com**