**Terms and Conditions for Buyers and Tenants**

**Last updated December 27, 2024**

Welcome to Akosombo River View Land and Island Property Owners Association LBG ("**ARVIPOA**," "**we**," "**us**," "**our**"), doing business as ARVIPOA. These Terms and Conditions ("Terms") govern your use of our platform and services as a buyer or tenant ("you," "your"). By accessing or using our services, you agree to these Terms. If you do not agree, you must discontinue using our services immediately.

### 1. Eligibility and Account Registration

1.1 **Eligibility**You must be at least 18 years old and legally authorized to enter into property agreements. By registering with ARVIPOA, you confirm that all information provided is accurate and that you will comply with these Terms and applicable laws.

1.2 **Account Registration**

* Buyers and tenants must create an account through our web or mobile interface to access property listings and other ARVIPOA services, Ranging from [www.togetherforever.com](http://www.togetherforever.com), [www.mifection.com](http://www.mifection.com), [www.sweeftservices.com](http://www.sweeftservices.com), [www.foreignbird.com](http://www.foreignbird.com), [www.wishdorm.com](http://www.wishdorm.com),
* Accurate information, including your **name**, **email address**, **phone number**, and any additional required details, must be provided during registration.
* Even though the system is highly encrypted and safe with user’s information not been given out to a third party, we still advise you to take precaution and you will be responsible for maintaining the confidentiality of your username and password to prevent unauthorized access, even we are at ARVIPOA are not able to view your details, the system is analytically designed to function in a unified processes, where human intervention is less, we tried our best to shield all sensitive information like age, income, addresses, inhabitant details, serial numbers from human access.
* Notify us immediately at [**support@arvipoa.org**](mailto:support@arvipoa.org) / [arvipoa1@gmail.com](mailto:arvipoa1@gmail.com) if you suspect unauthorized access to your account.

### 2. Access to Property Listings

2.1 **Listing Details**

* ARVIPOA provides detailed property listings that include descriptions, photographs, videos, pricing, and digital address information.
* Buyers and tenants must review all listing information carefully before initiating inquiries or transactions.

2.2 **Accuracy of Listings**

* While ARVIPOA verifies property details using advanced technologies, and also guarantees 100% accuracy of all property information provided by property owners, according to the system design requirement. Buyers and tenants are also encouraged to independently verify property details.

2.3 **Inspection Services**

* Buyers and tenants can request virtual or physical property inspections facilitated by ARVIPOA agents. Virtual tours may utilize drone footage or augmented reality glasses and or tools for an enhanced experience.

### 3. Tenant and Buyer Obligations

3.1 **Compliance with Laws**

* Buyers and tenants must adhere to all applicable local laws and regulations regarding property transactions and rental agreements.

3.2 **Accurate Information**

* You are responsible for providing accurate information during account registration, inquiries, and transaction processes. Any false or misleading information may result in account suspension or termination.

3.3 **Respectful Interactions**

* Maintain respectful and professional communication with property owners, ARVIPOA agents, and other platform users.
* All interactions must occur within the ARVIPOA platform for security and record-keeping purposes.

3.4 **Timely Payments**

* Buyers and tenants are required to make payments promptly as agreed upon with property owners. Payment terms will be outlined in purchase agreements or rental contracts.

### 4. Additional Services Provided by ARVIPOA

4.1 **Daily Rent Scheme**

* Tenants can opt for ARVIPOA’s **pay-as-you-go rental model**, which allows daily payments for flexible rental arrangements.
* Smart technologies, including IDEIST, Smart Pillar, River Defense Barricade, biometric locks, smart switches, Intelligent Property and Utility Management Systems (INPUMS) ensure secure and transparent rental usage.

4.2 **Dispute Resolution**

* ARVIPOA provides a structured arbitration process for resolving disputes between buyers/tenants and property owners. Dispute resolution services are facilitated by our online **Arbitration Center** using video conferencing and professional mediators.
* Evidence collected through installed property surveillance systems, including CCTV and drones, may be used during arbitration.

4.3 **Property Inspection**

* ARVIPOA offers virtual inspections using advanced tools such as **MR VIEW smart glasses** and drone-assisted tours to provide a comprehensive view of the property.

### 5. Prohibited Activities

Buyers and tenants are strictly prohibited from:

* Using the platform to engage in fraudulent or illegal property transactions.
* Uploading false or defamatory content in reviews or communication with property owners.
* Circumventing ARVIPOA’s processes or conducting unauthorized transactions outside the platform.
* Tampering with property security features, such as biometric locks or surveillance systems.

### 6. Penalties for Non-Compliance

* Buyers or tenants found violating these Terms may face account suspension or termination.
* ARVIPOA reserves the right to report unlawful activities to relevant authorities and pursue legal action when necessary.

### 7. Limitation of Liability

7.1 **Platform Availability**ARVIPOA strives to ensure uninterrupted access to its platform but does not guarantee continuous availability. Scheduled maintenance and unforeseen issues may result in temporary downtime.

7.2 **Transaction Outcomes**ARVIPOA facilitates property transactions but is not liable for disputes, financial losses, or damages arising from such transactions. Buyers and tenants bear responsibility for independently verifying property details and terms.

### 8. Refund Policy

8.1 **Refunds for Services**

* Fees paid for premium services, such as inspections or dispute resolution, are non-refundable after the service has been rendered.

8.2 **Dispute Escalation**

* For refund-related queries, contact [**support@arvipoa.org**](mailto:support@arvipoa.org) with detailed supporting documentation for review.

### 9. Governing Law

These Terms are governed by the laws of Ghana. Any disputes arising under these Terms will be resolved in any court of competent jurisdictions in any part of the country.

### 10. Contact Us

For questions or concerns about these Terms, please contact us at:  
**Akosombo River View Land and Island Property Owners Association (ARVIPOA) LBG  
Address:** GES Madina Office, Presec, Accra Central,

Akosombo Office: H/No.M30/1, Akosombo

P.O. Box CT3797, GM-006-0328, Accra, Greater Accra Region 234, Ghana  
**Email:** [support@arvipoa.org](mailto:support@arvipoa.org)

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