

## **Terms and Conditions**

These terms and conditions ("Terms") govern your access to and use of the services provided by Sprooce, Ltd ("Company") for selling and renting apartments. By accessing or using our services, you agree to be bound by these Terms.

**1.Services:** Our services include listing, selling, and renting apartments through our online platform. We facilitate communication between buyers/renters and property owners.

**2.User Responsibilities:**

- You must provide accurate and up-to-date information when using our services.
- You are responsible for any content you post or upload on our platform.
- You agree to comply with all applicable laws and regulations.

**3.Property Listings:**

- Property listings on our platform are provided by property owners or authorized agents.
- We do not guarantee the accuracy or completeness of property listings. Users should verify all information independently.

**4.Transactions:**

- All transactions conducted through our platform are between the buyer/renter and the property owner.
- Company is not responsible for any disputes or issues arising from transactions.

**5.Contract Obligations:**

- Once both parties sign the contract and payment is made in full, the terms of the contract become legally binding.
- Buyers/renters must adhere to the terms outlined in the contract, including payment schedules, maintenance responsibilities, and lease durations.

**6.Fees:**

- Company may charge fees for certain services, such as listing fees or transaction fees. Fees are subject to change at Company's discretion.

**7.Privacy:**

- We collect and process personal information in accordance with our Privacy Policy. By using our services, you consent to the collection and use of your personal information as described in the Privacy Policy.

**8.Intellectual Property:**

- All content and materials provided by Company, including logos, trademarks, and software, are the property of Company and may not be used without permission.

#### **9.Limitation of Liability:**

- Company is not liable for any direct, indirect, incidental, special, or consequential damages arising from the use of our services.
- We make no warranties or representations regarding the accuracy or reliability of our services.

#### **10.Indemnification:**

- You agree to indemnify and hold harmless Company and its affiliates from any claims, damages, or liabilities arising from your use of our services.

#### **11.Governing Law:**

- These Terms are governed by the laws of United Kingdom. Any disputes arising from these Terms shall be resolved in the courts of United Kingdom.

#### **12.Changes to Terms:**

- Company reserves the right to modify or update these Terms at any time. Changes will be effective upon posting to our platform.

#### **13.Contact Us:**

- If you have any questions or concerns about these Terms, please contact us at [contact@sprooce.co](mailto:contact@sprooce.co).

By using our services, you acknowledge that you have read, understood, and agreed to these Terms. If you do not agree to these Terms, please do not use our services.