

HOUSBE, L.L.C.

HOUSBE Independent Agent Alliance

(HIAA) — Master Agreement

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1. Preamble & Acceptance

This Master Agreement governs your HIAA membership and related rights and obligations. Registering as a real estate agent on HOUSBE is joining HIAA. By joining HIAA or using the Platform, you agree to this Master Agreement, the HOUSBE Master Terms of Service including its Schedule C (incorporated by reference), and the other agreements listed on the registration form. This Master Agreement is governed by the laws of the State of Florida and applicable U.S. federal law, without regard to conflict-of-law rules.

2. Scope & Related Agreements

This Master Agreement applies only to members of HIAA. The HOUSBE Terms of Service apply to all Users for general matters not addressed here. In the event of a direct conflict, priority is: (1) this Master Agreement; (2) the HOUSBE Terms of Service; (3) HOUSBE policies, including the HOUSBE Privacy Policy, the HOUSBE Data Processing Addendum (DPA), the [Acceptable Use Policy](#) and the [AI Usage Policy](#).

3. Definitions

- **Lead:** Contact information of a potential client, delivered to a Member via the HOUSBE Platform upon the Member's selection and payment.
- **Member:** An individual or legal entity that has joined HIAA under this Master Agreement.
- **Super Agent:** A member authorized by HOUSBE to refer agents through a referral code or link and to issue Free-Access Codes.
- **Free-Access Code:** A one-person code (beginning "HBF-") issued by a Super Agent that lets the agent who registers with it use eligible agent products without payment, as described in Section 4.

4. Membership Terms, Fees & Lead Services

- **Joining; Identity Verification.** To join, you provide your personal and professional details, including a license number for each state in which you are licensed (or the All States License option, which records one number for every state), and complete an identity check run by our verification provider, Didit (a government identity document and a selfie), before your account is created. The check must be approved, or still under review by Didit, before you can register. A one-time sign-up ID check fee (currently \$9.99; 5% less with a Super Agent's referral

code; waived with a Free-Access Code) is paid before the check starts and also covers a retry of that check. One verified identity can verify only one HOUSBE agent, lender or property owner account. You then confirm your email address with a one-time code and pay the membership fee.

- **Fees.** The one-time membership (enrollment) fee and the price of the HOUSBE Agent Annual Plan are the amounts shown on the HOUSBE [Pricing](#) page and at registration and checkout. The membership fee is non-refundable. Full agent access requires a verified identity and an active plan; the plan provides Platform access, updates, and participation in governance initiatives.
- **First-Year Promotion.** As a limited-time promotion, a membership paid on or after October 2, 2026 includes the first twelve (12) months of the Annual Plan at no charge. Memberships paid earlier keep the included period they were sold with. HOUSBE may end or change the promotion for new members at any time; doing so does not shorten an included period already granted.
- **Plans; No Automatic Renewal.** Only the Annual Plan is currently sold. Each plan period is a one-time payment and does not renew automatically. A plan bought while another is running starts when the running plan ends. When your plan ends, your account remains, but features that need an active plan are unavailable until you buy a new one.
- **Lead Pricing.** \$9.99 per Lead within your designated ZIP code; \$15.99 per Lead in other ZIP codes (before any referral discount). Tiffany Leads, Off-Market Opportunity unlocks and other paid features are priced as shown when you purchase. Payment is made only for Leads you voluntarily select.
- **No Commission Splits or Brokerage Contracts.** HOUSBE, L.L.C. does not take commission splits or referral fees and does not require a brokerage contract.
- **Allocation of Revenues.** Membership and service revenues may be allocated to national marketing campaigns, agent-focused technology, and governance systems.
- **Open-Market Lead Distribution (No Exclusivity).** Leads are offered on an open-market basis; no exclusivity window is promised or implied.
- **Lead Quality & Replacement Window.** All Leads are provided “as is.” Replacement within three (3) business days is the sole remedy.
- **Refunds; Chargebacks.** Except as required by law or stated in the HOUSBE Terms of Service, the membership fee, the sign-up ID check fee and plan payments are non-refundable. Chargebacks are treated as immediate cancellations and may result in suspension until any balance is resolved.
- **Referral Discount.** If you joined through a Super Agent’s referral code or link, you receive a discount (currently 5%) on the agent payments you make on HOUSBE (including the membership fee, the sign-up ID check fee, plans, Leads, tasks, off-market fees, verification and AI Wallet top-ups) while the referral link stands. It does not apply to Property Passport orders. That Super Agent earns a commission on what you pay, can see those payments, and may review your verification documents and identity-check result.
- **Free-Access Codes.** A Super Agent may instead issue you a Free-Access Code, which may be tied to your email address and can be used once. An agent who registers with one pays nothing for the membership fee, the sign-up ID check, plans and other eligible agent products until HOUSBE ends that free access. Free AI Wallet credit is capped (currently \$100 in any 30 days). A Super Agent can withdraw a code only before it is used. Free access has no cash value and may be ended for misuse.
- **Payments; Cancellation Requests.** Payments are made in U.S. dollars through PayPal (including Apple Pay or

Google Pay where offered through PayPal). You may submit a cancellation request through the Member Portal; HOUSBE reviews each request. A cancellation does not entitle you to a refund of fees already paid, except as required by law.

- **Lead Handling; Acceptable Use.** Members must not resell Leads, scrape or harvest data, create multiple accounts to circumvent limits, share or sell referral or Free-Access Codes, verify an account with another person's identity, or otherwise misuse Lead data, as further described in the [Acceptable Use Policy](#).

5. Governance & Participation

Milestones for progressive Member governance:

- 10,000 Members — Joint Advisory Council;
- 100,000 Members — Voting Charter;
- 1,000,000 Members — Agent-led HIAA Council.

HOUSBE, L.L.C. may reject a Council decision that conflicts with law, is technically unfeasible, or threatens the Platform's financial stability; a written rationale will be provided.

6. Legal Status & Regulatory Compliance

LEGAL DISCLAIMER: HOUSBE, L.L.C. IS NOT A REAL ESTATE BROKER. Members are solely responsible for compliance with all applicable licensing laws, MLS rules, and brokerage regulations in their jurisdictions, including any state-specific rules governing the purchase and sale of Leads. Each license number you give must be your own, valid and current, and you must update it if it changes or lapses. HOUSBE, L.L.C. bears no responsibility for a Member's failure to comply with law.

7. Ownership, No Guarantees & Disclaimers

HOUSBE, L.L.C. remains under founder ownership to ensure operational stability and mission alignment. Member governance influence increases as milestones are met.

No Guarantees: HOUSBE, L.L.C. does not guarantee a specific number of Leads, transactions, income, or commissions and is not liable for market conditions or third-party actions.

8. Team Leader Program

Eligibility: refer 10 licensed agents to earn "Team Leader" status; refer 25 licensed agents to receive lifetime complimentary access. Benefits are non-monetary and include a public badge, increased ZIP code visibility/tools, early feature access, leadership channels, and participation in strategy sessions. This is a recognition initiative only; it is not an income opportunity. No employment, agency, or partnership relationship is created. HOUSBE, L.L.C. may modify or discontinue the program without notice.

9. Privacy & Data Protection

Personal data will be handled in compliance with applicable law, the HOUSBE Privacy Policy, and - if applicable - the HOUSBE Data Processing Addendum (DPA). The DPA describes data retention periods, sub-processor lists, cross-border data transfers, and breach-notification commitments (e.g., within 72 hours of discovery). Your identity check is carried out by Didit, which returns its decision and the details read from your identity document to HOUSBE. Your identity-check result, license details and any verification documents you upload are reviewed by HOUSBE and, if you joined through a Super Agent, by that Super Agent. The nationality shown on your verified identity document may appear beside your verified badge wherever the badge is displayed. HOUSBE's payment, lead and AI-usage records for your account are visible to HOUSBE staff.

10. Intellectual Property & Brand Use

All software, designs, branding, and proprietary data remain the exclusive property of HOUSBE, L.L.C. No rights are transferred except for the limited license necessary to access the Platform. You may not use the HOUSBE or HIAA names, logos, or trademarks in public materials without prior written consent.

11. License to Access Platform

Access to the HOUSBE Platform and its tools is provided under a revocable, non-exclusive, non-transferable license, which may be withdrawn at any time upon breach of this Agreement.

12. Amendments & Acceptance of Changes

HOUSBE, L.L.C. may amend this Master Agreement or incorporated policies. Updates will be communicated via email, the Member Portal, or other reasonable means. Your continued membership for more than thirty (30) days after notice constitutes acceptance of the updated terms.

13. Limitation of Liability

TO THE MAXIMUM EXTENT PERMITTED BY LAW, HOUSBE, L.L.C., ITS AFFILIATES, AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, INCLUDING LOST PROFITS, EVEN IF ADVISED OF THE POSSIBILITY. THE TOTAL LIABILITY OF HOUSBE, L.L.C. FOR ANY CLAIM ARISING UNDER OR IN CONNECTION WITH THIS AGREEMENT SHALL NOT EXCEED THE GREATER OF (A) THE AMOUNT PAID BY YOU TO HOUSBE, L.L.C. IN THE TWELVE (12) MONTHS PRECEDING THE CLAIM, OR (B) ONE HUNDRED DOLLARS (\$100).

14. Dispute Resolution; Class Action Waiver; Governing Law

All disputes must first be submitted to mandatory mediation in Broward County, Florida, before any lawsuit is filed. You waive the right to participate in any class, collective, or representative action against HOUSBE, L.L.C. This Agreement is governed by the laws of the State of Florida, without regard to conflict-of-law principles.

15. Termination

HOUSBE, L.L.C. may terminate any membership immediately and without refund if a Member violates applicable laws, Platform rules, or engages in harmful conduct.

16. Governing Law

This Master Agreement is governed by the laws of the State of Florida, without regard to conflict-of-law principles.

17. Notices

You consent to receive disclosures and communications electronically. Notices to HOUSBE, L.L.C. must be sent to:

HOUSBE, L.L.C.
900 N Federal Hwy, Ste 306
Hallandale Beach, FL 33009
Email: info@housbe.com

18. Class Action Waiver

Members agree to resolve disputes individually and waive any right to participate in class or collective actions against HOUSBE, L.L.C.

19. Severability

If any provision of this Master Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force and effect.

20. Entire Agreement

This Master Agreement constitutes the entire understanding with respect to its subject matter and supersedes all prior or contemporaneous understandings or agreements.

21. Final Acceptance

By checking the acceptance box and submitting your registration, you agree to be legally bound by this Master Agreement from the date you submit it. HOUSBE may keep a record of the agreements you accepted, when you accepted them, and their version.

22. Force Majeure

Neither party is liable for any delay or failure to perform due to causes beyond its reasonable control, including acts of God, labor disputes, disruptions of power or telecommunications, changes in law, war, terrorism, public health

emergencies, or government action. Performance will be excused for the duration of the force majeure event.

23. Assignment

You may not assign or transfer this Master Agreement without HOUSBE, L.L.C.'s prior written consent. HOUSBE, L.L.C. may assign without restriction.

24. Survival

Sections concerning intellectual property, disclaimers, limitation of liability, indemnification, dispute resolution, class action waiver, assignment, and any provisions which by their nature should survive, will survive termination.

25. Export Controls & Sanctions

You represent and warrant that you are not located in, under the control of, or a national or resident of any country or entity subject to U.S. embargoes or sanctions, and you will not use the Platform in violation of applicable export control or sanctions laws.

26. Addenda Clause

The Parties acknowledge and agree that HOUSBE, L.L.C. may, from time to time, issue Addenda that supplement this Master Agreement. Such Addenda shall be deemed incorporated herein by reference and shall be binding upon all Members as if fully set forth in this Agreement. Addenda shall be published at <https://housbe.com/addenda.php> (or other successor URLs), and shall become effective upon publication, unless a later effective date is specified therein.