

FIFTY STATES NETWORK TERMS OF GENERAL BUSINESS

By registering as an advertiser, owner, property agent / manager or user on our network of sites to book or view a vacation rental you agree to the following terms of business. The Fifty States Network incorporates usavillarentals.com, americanvillarentals.com, usavacationvillas.com, americanvacationvillas.com and usavrbo.com and any other sub domain and any mobile application we may use from this point on this will be referred to as THE FIFTY STATES NETWORK. The terms of business also apply to all policies we have in place on our network of sites.

Fifty States Network incorporates a group of sites which allows villa owners, property managers/agents an advertising medium for property rentals across the United States of America. The Fifty States Network also offers renters the opportunity to rent property on a short term rental basis according to the terms of business between the renter and owner. We may from time to time offer general advertising space which is also compliant with our terms of business. All users and advertisers using our network of sites agree to the terms of business which are standard throughout the network of sites. The terms of business constitute a legally binding contract and you must be over 18 years of age to access this site and our network of sites.

Our network of sites offers an advertising medium space where renters can contact vacation home owners and property managers to enquire or book a vacation rental via an enquiry form. We strongly urge all users this being vacation home owners, advertisers or renters to be responsible when using this site and any transaction they enter into. We have no contracts nor do we own any property or are we party to any rental or other agreement we are solely an advertising medium offering a rental guarantee, advertising space and secure payment option. Once registered and after accepting our terms and conditions on our network you will be directed to your own email account, click on the acceptance link and then to you will be directed to the login facility console for property rental advertising.

Any person or persons using this network agree to be responsible and accept rules and regulations as do any members. The Fifty States Network offer villa renters and property manager's various options. The fifty states network offer an approved listing guarantee if a particular option is chosen, villa owners and property managers choosing this option agree to the following terms and conditions to offer the [approved listing guarantee](#). The Fifty States Network together with its information, content and all other content associated with the site is copyright under applicable copyright and international law. The use of any data from the site is strictly prohibited this includes copying information, storing information, text, graphics, trademarks or any aspect of our network. On occasions we may allow the use of certain graphics, logos for owners or managers who use our system on our network. We take every care to ensure our network is live across the internet around the clock and that our network and system work and function correctly, however failure of the system or network interruption's such as updating, maintenance or other factors within our

control or not you agree not to hold any owners, directors, employers or affiliates liable. We will make all reasonable efforts to ensure the infrastructure of the network, systems and functionality work consistently. Fifty States network does not engage in any payment between property managers, villa owners or renters and cannot Guarantee truth or accuracy of any information advertised on our network of sites with regards to quality, pictures, existence of property.

Fifty States Network cannot and does not guarantee any transactions between villa owners, managers or renters and is not an agent to any owner, renter or manager and is not party to any agreement between an owner, manager or renter. We also have no obligation to investigate any owner, manager or renter in any way. Transactions, representations, warranties or any other dealings between vacation home owners, vacation home managers and renters does not involve the fifty states network we act solely as an advertising medium through our network of sites. Vacation homes advertised on our network is solely advertised on the understanding that vacation home owners and managers accept that it is their sole responsibility to accurately, truthfully describe any property you advertise on our network Including up to date pictures, descriptions and locations.

Vacation home owners, managers and renters agree that any discussions regarding vacation home rentals including transactions are solely for vacation home rentals advertised on our network only. Fifty States Network reserve the right to remove any vacation home advertisement were miss-representation of the property is shown, payment or commission is not payed, directing to rentals not on our network and or any other miss-representation which may come to our attention. Fifty States Network also have sole discretion in the event of miss- representation to hold the fees or commission paid by vacation home owners or vacation home managers. The compliance of all applicable laws and regulations regarding the vacation rental including and not limited to vacation rentals zoning, collecting, payment and reporting of taxes is solely the responsibility of the vacation rental owner, property manager and renters.

User verification on the internet can be difficult. The fifty states network cannot guarantee, assume or take any responsibility for the identity of any person who advertise vacation home rentals or general advertising space on our network, we encourage renters, users to communicate using the tools on our network although this does not insure the identity of users on our site. Vacation home owners, managers and advertisers agree to keep your online identity including passwords , email addresses secure and strictly confidential. Fifty States Network actively discourages you to not give your online identity to anyone. In the event that you give your online identity, password or email address or you fail adequately to safeguard any such information then you are responsible for any transactions that are fraudulently performed by any person on your account or email accounts you hold on our network. Every user on our network agrees that neither the Fifty States Network or any affiliate will have any liability to any user for any unauthorised transaction made using passwords or online identity to either email accounts or Fifty States Network account which may incur liability to the Fifty States Network, employees or affiliates. We may at our discretion without notice to you suspend or terminate your account and listing if we suspect that your account with us is being used in a fraudulent or unauthorised manner.

When you enter our network any information you enter on our network of sites or provide to us in any other way this can include information to identify you as an individual or to contact you directly. Personal information you provide us includes your names, addresses, telephone numbers and email

addresses. We also store and collect enquiry information, booking information and correspondence information between renter and owner / manager of property. Other information may also collect for targeting purposes could include IP addresses, device identity information and web site browsing history. Information we do collect from your computer or device when you visit our network of sites includes session data including your IP address, web browser software and referred websites. When viewing our network of sites we collect information which may include properties viewed, enquiries made, pages viewed, length of time on pages this information is used to help us target particular audiences, gain knowledge of market trends and interests and preferences of our users and to understand and offer a more positive experience when visiting our network of sites, our [privacy policy](#) offers further explanation how we use and store your data.

Cookies enable us to personalise user visits to our network of sites and track usage, preferences and ease of use throughout our network of sites. Like many web sites we use files commonly known as log files these contain information regarding network traffic to individual sites, internet protocol addresses (IP address) and web site numbers. We use this information to ascertain how our network and sites are used and to improve user experience. Log files cannot and do not identify you individually or alone, further information on cookies please read our [cookie policy](#).