

TERMS AND CONDITIONS

This Agreement was last revised on January 08th, 2024.

. OUR INTRODUCTION

Thank you for visiting parceldetectives.com ("Website"), a platform operated by Parcel Detectives ("we," "us," or "our").

Your use of our services on this Website is subject to your agreement with the terms outlined in this agreement. Please be aware that we reserve the right to periodically update these terms and conditions, with or without prior notice. By accessing and using this Website, you confirm that you have read, understood, and agree to comply with these terms and conditions, as well as our Privacy Policy, which is included in this Agreement by reference. If you do not agree to any of these terms, we kindly ask that you refrain from using the Website.

. DEFINITIONS

- "**Agreement**" refers to the agreement between the user and Parcel Detectives, which includes the Terms and Conditions, Privacy Policy, and any other documents provided by the Website.
- "**Services**" denote the various offerings, features, and resources made available to Users through the Website, including but not limited to career guidance, information, articles, guides, and any other related resources.
- "**User**", "**You**", "**Your**", refer to the individual accessing the Website;
- "**We**", "**Us**", and "**Our**" refer to Parcel Detectives.
- "**Website**" includes "**www.parceldetectives.com**" and any future successor Website or affiliates of Parcel Detectives.
- "**Account**" refers to a registered User's personalized access to specific features, services, and content on the Website. An Account is created when a User completes the registration process.

. INTERPRETATION

- The use of the singular includes the plural and vice versa, and "includes" means "without limitation".

- References to a particular gender include all other genders.
- Any reference to a law includes all its regulations, instruments, consolidations, amendments, re-enactments, or replacements currently in effect.
- Headings, bold text, and italics (if any) are provided for convenience only and do not limit or affect the interpretation of the terms of this Agreement.

COMMITMENT AND SCOPE

- **Scope.** These Terms apply specifically to your use of the Website and the Services provided by us. It's important to emphasize that they do not encompass any Third-Party Products or Services, as those are governed by their respective terms of service.
- **Eligibility:** Our Services cater to individuals aged 18 and older. If you are under 18, it's crucial to obtain consent from your parents or legal guardians before accessing our Website and utilizing our Services.
- **Electronic Communication:** Our Services are intended for individuals aged 18 and above. If you are under 18, it's vital to obtain consent from your parents or legal guardians before accessing our Website and utilizing our Services.

OUR SERVICES

At Parcel Detectives, we're a dedicated team passionate about real estate research, catering specifically to investors seeking valuable insights and information. Our website, parceldetectives.com, is your gateway to comprehensive research solutions in the real estate domain.

Parcel Detectives is a research company specializing in providing critical data and information to real estate investors. We operate with a mission to empower our clients with accurate, reliable, and up-to-date information, ensuring informed decisions in the real estate market.

MODIFICATIONS TO THE SERVICE

At our exclusive discretion, we reserve the right to make adjustments or amendments to the Terms of Service at any time. These modifications may encompass the addition, removal, or alteration of various sections within the Terms. In the event of such changes, we may choose to inform you by sending an email to the address linked to your account or by publishing an updated version of the Terms that incorporates the revisions on our website. If you continue to use the website following these alterations, it signifies your acceptance and agreement to the updated Terms.

DATA RELIABILITY ASSURANCE

Parcel Detectives is committed to delivering high standards of accuracy and reliability in the data presented to users. While we employ rigorous processes to ensure the accuracy of the information provided, the dynamic nature of real estate data might occasionally lead to discrepancies or inaccuracies. Users are strongly encouraged to verify and cross-reference the information acquired from our reports with additional sources or professional advice to ensure comprehensive and accurate data interpretation.

Parcel Detectives strives to maintain the highest level of precision; however, we cannot guarantee the absolute accuracy of every piece of information due to the variability inherent in real estate data collection and updates. This advisory aims to empower users to make informed decisions and employ additional due diligence when utilizing the information provided by Parcel Detectives.

RECORDING OFFICE DATA

Parcel Detectives collects information from multiple sources, including online databases and county recording offices, to compile comprehensive reports for users. Despite our dedication to accuracy, it's crucial to acknowledge that the nature of real estate data retrieval introduces complexities that might lead to occasional inaccuracies or discrepancies. Therefore, Parcel Detectives emphasizes that users should exercise caution and prudence when relying solely on the information provided in our reports.

We explicitly disclaim any liability for decisions or actions taken based solely on the information obtained through our services. We strongly advise users to conduct thorough due diligence, cross-reference the information, or seek

NON-LEGAL ADVISORY

Parcel Detectives operates as a research-oriented platform designed to provide users with comprehensive real estate information. It's important to emphasize that the content and data available on our platform are intended solely for research and informational purposes. Parcel Detectives explicitly disclaims any representation of legal advice or counsel in any form. While our platform offers valuable insights and data relevant to real estate, users should not interpret the information provided as a substitute for legal advice. We strongly advise users to seek guidance and counsel from qualified legal professionals or advisors when dealing with legal aspects of real estate transactions.

Our platform does not engage in or provide legal services, and any interpretation or application of the information provided on our website or app as legal advice is explicitly disclaimed. Users are encouraged to consult legal experts for accurate and tailored advice concerning specific legal matters associated with real estate transactions. Parcel Detectives strives to offer comprehensive data for informed decisions, but legal considerations require specialized expertise that falls outside the scope of our services.

DATA SOURCE AUTHENTICATION

At Parcel Detectives, we prioritize the accuracy and reliability of the data provided in our reports. However, owing to the diverse and evolving nature of real estate information, occasional discrepancies may arise. As such, users are strongly advised to independently authenticate and cross-reference the data obtained from our reports by consulting primary sources or engaging the services of qualified real estate professionals.

While we strive to offer comprehensive and accurate information, the dynamic nature of real estate data requires users to exercise due diligence in verifying and confirming the details procured from our platform. Parcel Detectives is committed to providing high-quality, reliable data, but users are encouraged to corroborate information through multiple sources or seek professional guidance to ensure the accuracy and authenticity of the data before making any crucial decisions based on our reports.

LIMITATION OF LIABILITY

While Parcel Detectives endeavors to offer accurate and comprehensive

Information users acknowledge and accept that the data presented on our platform is provided "as is" and without warranties, either express or implied. Therefore, Parcel Detectives disclaims any responsibility or liability for any damages, whether direct, indirect, consequential, or incidental, that may arise from the use, reliance upon, or interpretation of the information available on our website.

Users understand and agree that any decisions made or actions taken based on the information provided by Parcel Detectives are at their own risk. Parcel Detectives shall not be held accountable for any inaccuracies, errors, or omissions in the data furnished on our platform.

LIMITED GUARANTEE

Upon availing of our services, you are given the chance to take advantage of the Services offered on our Website. Please note that we do not provide any assurance or warranty that the Course and/or Service descriptions are precise, comprehensive, trustworthy, up-to-date, or free of errors. If you find that a Service provided by the Website is not as described, your only recourse is to notify us and we will take appropriate measures to address the issue.

ORDER AND PAYMENT

- **Placing Orders:** Orders can be placed through our website at www.parceldetectives.com. Customers can select desired services or products and add them to their cart for checkout.
- **Order Confirmation:** Upon successful placement of an order, customers will receive an email confirmation containing details of their order, including the items purchased, pricing, and any relevant instructions.
- **Payment:** All orders must be paid for in full at the time of purchase. We accept various payment methods, including credit/debit cards, PayPal, etc.
- **Order Processing:** Once payment is confirmed, orders will be processed within the specified timeframe associated with the selected service or product.
- **Pricing:** Prices for services or products are clearly listed on our website and are subject to change. Any changes in pricing will not affect confirmed orders.

- **Taxes and Fees:** Prices displayed do not include applicable taxes or fees, which may be added during the checkout process based on the customer's location or the nature of the product/service.
- **Payment Security:** We prioritize the security of our customers' payment information. All transactions are encrypted and processed securely through trusted payment gateways to ensure data protection.
- **Refunds and Cancellations:** Refund and cancellation policies vary depending on the service or product purchased. Customers are encouraged to review our Refund Policy for specific details.
- **Communication:** For any inquiries or assistance regarding orders, payments, or refunds, customers can reach out to our support team via email at info@parceldetectives.com. We aim to respond promptly to all queries.

GEOGRAPHIC RESTRICTION

We retain the right, though not obligated, to restrict the use or provision of any course or service to any individual, location, or jurisdiction. We may exercise this right as required. We hold the authority to suspend any service at any moment. Any attempt to provide a service as advertised on our website will be deemed invalid if prohibited by law.

REFUND AND CANCELLATION POLICY

Refund Policy:

A. No Refund Policy: We do not offer refunds for services rendered. In the event that a customer is unsatisfied with a service or product, we offer the option to apply the payment to another service of equal or lesser value.

Process:

B. Request for Alternative Service: If a customer is dissatisfied with a service or product received from us, they have the option to apply the payment made for that particular service toward another service of equal or lesser value offered by us.

C. Contacting Customer Support: To initiate this process, the customer needs to contact our customer support team within 3 days of the original purchase date. They can reach out via email info@parceldetectives.com and provide details of the service they wish to apply the payment to.

D. Verification and Approval: Our support team will review the customer's request and verify the eligibility of the service or product they intend to apply the payment to. If the chosen service meets the criteria of being of equal or lesser value and is available within our offerings, approval will be granted.

INFORMATION CONFIDENTIALITY

Parcel Detectives highly values user privacy and is dedicated to safeguarding the confidentiality of personal information collected during interactions on our platform. Any data shared during transactions or while using our services is treated with utmost respect for privacy. Parcel Detectives ensures that personal information, including but not limited to user details, browsing history, or any other data collected, is securely stored and protected from unauthorized access, misuse, or disclosure.

Parcel Detectives does not engage in the sale, trade, or sharing of personal information with third parties without explicit user consent, except as required by law or in compliance with legal processes. Users can trust that their sensitive information is handled responsibly and used solely for the purposes for which it was intended within the confines of Parcel Detectives' operations and services.

DATA AVAILABILITY AND UPDATES

Parcel Detectives strives to maintain current and accurate data; however, the accessibility and availability of information may be contingent on external factors beyond our control. Despite our efforts to offer updated and reliable data, users acknowledge that the continuous availability and real-time updates of data sources may vary due to various external influences, including but not limited to technical glitches, data source limitations, or unforeseen interruptions.

Parcel Detectives advises users to consider the dynamic nature of real estate information and recognizes that occasional constraints might affect the timeliness or availability of certain data sources. While Parcel Detectives endeavors to provide the most recent information, users should recognize and anticipate potential delays or interruptions in data availability.

USER RESPONSIBILITY

Users accessing and utilizing information from parceldetectives.com are solely responsible for the application and interpretation of the data acquired through our reports. Parcel Detectives shall not be held liable or accountable for any misapplication, misinterpretation, or inappropriate use of the information provided on our platform. Users are advised to exercise due diligence and verify the information obtained from our reports to ensure its suitability and accuracy for their intended purpose. Parcel Detectives disclaims responsibility for any consequences arising from the misuse or misinterpretation of the data procured from our platform.

SERVICE LIMITATIONS

Parcel Detectives' comprehensive services may not encompass every parcel or property within a specified area. Users should be mindful that our reports might not feature information about every property. It's advisable for users to verify the coverage areas, recognizing that certain properties may not be included in our reports due to various factors such as data availability, geographical considerations, or other limitations.

We encourage users to conduct their due diligence, understanding that while we aim for comprehensive coverage, limitations in data availability or other circumstances beyond our control may result in the exclusion of some properties. Therefore, users should supplement our information with additional research or seek alternative sources for a complete understanding of properties within their area of interest.

GENERAL CONDITIONS

We do not assure the accuracy, entirety, validity, or punctuality of the information provided on our website.

We retain the right to introduce substantial alterations to these terms and conditions periodically, and we may inform you of these modifications through conspicuous posting on the website or via email communication.

The website is granted to you under a restricted, non-exclusive, non-transferable, and non-sublicensable license. This license is solely for the purpose of utilizing the Service for your individual, private, and non-commercial use. It is subject to all the terms and conditions contained within this Agreement, particularly those relating to the Service.

RELEASE

You agree to release us and our successors from any and all losses, damages, claims, rights, demands, and actions, including personal injury, death, and property damage, that are directly or indirectly connected to or result from your use of our Services (referred to collectively as "Claims").

USAGE RESTRICTIONS

By using Parcel Detectives, users expressly commit to refraining from any misuse or exploitation of the information provided. It's mandated that the data accessed through our service shall not be utilized for any illegal, unlawful, or unethical purposes. Any unauthorized use or exploitation of our service for activities that breach legal or ethical standards is strictly prohibited and will not be condoned. We uphold a zero-tolerance policy against such misuse and reserve the right to take appropriate action against any violation of these terms.

Our platform is intended for legitimate research and information purposes related to real estate. Users are expected to adhere to ethical and lawful conduct when utilizing the data and insights obtained through Parcel Detectives, respecting the laws, regulations, and ethical standards governing real estate transactions and practices.

DISCLAIMER ON MARKET VALUES

Within our reports, Parcel Detectives may include property valuations based on accessible data. It's essential to understand that these valuations are estimations intended for general reference, not certified appraisals. We strongly recommend users to consider obtaining certified appraisals from licensed professionals before making significant real estate or financial decisions. Certified appraisals provide accurate and detailed assessments of a property's value, considering various factors that might affect its worth.

These appraisals offer a comprehensive and expert evaluation of the property, ensuring users have precise and reliable information at their disposal. While our valuations aim to provide a general understanding of property value, they may not encompass all relevant aspects. Therefore, seeking certified appraisals is crucial for making well-informed and sound real estate choices.

DATA ACCURACY DISCLAIMER

Parcel Detectives is committed to delivering accurate and reliable information sourced from county recording offices and online resources. Despite our diligence, users should recognize that the data provided might, at times, contain inadvertent errors or inaccuracies. We encourage users to independently cross-verify the information obtained from our reports for their assurance and accuracy.

YOUR COMMITMENT AND RESPONSIBILITIES

- You are required to use the website Service for lawful purposes and comply with all applicable laws.
- You are prohibited from uploading any content that is defamatory, infringes on any trademark, copyright, proprietary rights, or violates anyone's privacy, contains violence, hate speech, or includes any sensitive information about any person.
- You are not permitted to use or access the Website for collecting any market research for competing businesses.
- Without prior permission, you are prohibited from using any device, scraper, or any automated tool to access our Website for any purpose.
- If you come across inappropriate or illegal content, you must inform us immediately.
- You are not allowed to interfere with or attempt to disrupt the proper functioning of the Website through the use of any virus, device, transmission mechanism, software, or routine, or gain access to any data, files, or passwords connected to the Website through hacking, password or data mining, or any other means.
- If you become aware of any unsuitable content, you must inform us promptly. If you discover any content that violates any law, please notify us, and we will review it.
- At our discretion, we may deny you access to any portion of the Website or service, without prior notice, and remove any content.

EXCLUSION OF LIABILITY

Please note that all statements, information, articles, and other content available on this website are intended for general informational purposes only and should not be construed as legal advice or a statement of opinion whatsoever. It is the responsibility of the user to conduct their own investigation

and research to verify the accuracy of any information, fact, or opinion presented on the site. The use of this website does not establish an attorney-client relationship between the user and any of the contributors, authors, or owners of the site.

Further to this, you acknowledge and agree that:

A) We cannot guarantee the accuracy, completeness, validity, or timeliness of any information provided on our website by us or any third parties, and we shall not be responsible for any materials posted by us or any third party. You must use your judgment, caution, and common sense in assessing any potential methods or offers and any information provided by us or any third party.

B) We shall not be liable for any direct, indirect, consequential, or any other type of loss or damage suffered by a user through the use of our website, including but not limited to loss of data, information, financial or physical loss or damage.

Furthermore, Parcel Detectives shall not be accountable for any indirect, incidental, special, consequential, or exemplary costs, including but not limited to loss of profits, revenue, usage, goodwill, or other intangible losses, resulting from (i) your use or inability to use the Service; (ii) any conduct or content of any third party on the Service; or (iii) unauthorized access, use, or alteration of your transmissions or content, whether based on warranty, contract, tort (including negligence), or any other legal theory, whether or not we have been advised of the possibility of such damage.

SERVICE INTERRUPTIONS

Service Interruptions: At Parcel Detectives, we prioritize the seamless functioning of our services. However, there might be instances where temporary suspension or interruption becomes essential for maintenance, updates, or other necessary reasons. We strive to maintain the highest service standards, ensuring the reliability and accuracy of the information we provide. If such interruptions are planned, users will receive advance notifications to minimize any inconvenience caused.

These notifications are designed to keep users informed and to maintain transparency regarding any potential disruption to our services. We aim to swiftly resume operations to ensure minimal disruption to your experience. At Parcel Detectives, we understand the significance of uninterrupted service and are committed to promptly addressing any required maintenance, updates, or other necessary reasons, keeping our users informed every step of the way.

. INTELLECTUAL PROPERTY RIGHTS

At Parcel Detectives, we uphold the sanctity of intellectual property rights. Our content, including reports, analyses, and proprietary tools, is safeguarded by intellectual property regulations. Users are prohibited from engaging in any unauthorized reproduction, modification, or distribution of our proprietary content.

This protection extends to all materials provided by Parcel Detectives and is crucial in preserving the integrity and uniqueness of our services. We urge users to respect these intellectual property rights and refrain from any actions that compromise or violate these regulations. By upholding these standards, we ensure the continued availability and quality of our services for all users, maintaining the integrity of our proprietary tools and information while fostering a fair and respectful digital environment for all stakeholders.

NO RESPONSIBILITY

We do not assume any responsibility to you for:

- Any losses you incur due to the inaccuracy or incompleteness of the information you provide on our website.
- Any losses you incur if you are unable to use our website at any time.
- Any errors or omissions on our website.
- Any losses you may incur due to reliance on any commentary, postings, or reviews (including those of our partners) on our website.
- Any unauthorized access or loss of personal information that is beyond our control.

THIRD-PARTY LINKS

We may include links to websites that are external or operated by third parties ("External Sites"). These links are furnished for your convenience, and they do not imply our endorsement of the content found on these External Sites. The content on External Sites is generated and upheld by third parties. If you have concerns about the content offered on these External Sites, you should reach out to the administrator of those particular External Sites.

We bear no responsibility for the content presented on any External Sites linked from our website, and we do not assert the accuracy or dependability of the information contained on such External Sites. It is advisable to exercise caution when downloading files from these External Sites in order to safeguard your computer from viruses and other potentially harmful programs. If you opt to access any of the linked External Sites, you do so at your own discretion and risk.

PERSONAL INFORMATION AND PRIVACY POLICY

By accessing or utilizing the Website, you consent to us utilizing, storing, or otherwise processing your personal information in accordance with our Privacy Policy.

ERRORS, INACCURACIES, AND OMISSIONS

We have diligently strived to ensure that the information presented on our website is accurate and comprehensive. Nonetheless, we regret any inadvertent errors or omissions that may have arisen. It is important to understand that we cannot assure that your utilization of the website will be entirely devoid of errors, or that it will perfectly align with your intended purposes, occur in a timely manner, or that any potential flaws will be rectified. Furthermore, we are unable to guarantee that the website or the server facilitating its accessibility are free from viruses or glitches, or that the website encapsulates all-encompassing functionality, precision, or dependability. As such, we do not extend any warranty regarding the website's suitability for any specific purpose.

DISCLAIMER OF WARRANTIES; LIMITATION OF LIABILITY

Our website and service are provided without any warranties, express or implied. We make no guarantees that the website will operate without errors or that its content, servers, or service are free from viruses or other destructive features. We disclaim all warranties, including warranties of title, merchantability, non-infringement, and fitness for a particular purpose. We are not liable for any damages resulting from the use or inability to use the website or its content, including unintended, incidental, or substantial damages, lost profits, or damages resulting from lost data or business stoppage. The website may contain technical errors or omissions, and we are not liable for any typographical, technical, or pricing errors unless required by applicable laws. The website may also contain information on services that may not be available in every location. We reserve the right to make changes, corrections, and improvements to the website without notice.

The information provided on our website is general in nature and should not be considered as advice. We do not provide any warranties or representations regarding the accuracy, completeness, currency, or truthfulness of the information on the website. We do not guarantee that the information will always be available or that it is non-misleading.

COPYRIGHT AND TRADEMARK

We have made available certain materials, including graphics, logos, photos, designs, audio recordings, texts, software, and more (collectively referred to as "Content"), which may be owned by us or third parties. Unauthorized use of this Content may infringe on copyright, trademark, and other laws. You are not entitled to any rights in or to the Content, and you may only use the Content as permitted under this Agreement. Any other use requires our prior written consent. You must retain all copyright and other proprietary notices included in the original Content on any copies you make. You are prohibited from modifying or distributing any copyrighted content in any way for any public or commercial purpose.

If you violate any provision of this Agreement, your access to and use of the website will be terminated, and you must immediately destroy all copies you have made of the Content.

The trademarks, service marks, and logos used and displayed on the website are registered and unregistered trademarks or service marks belonging to us. Other company, product, and service names displayed on the website may be trademarks or service marks owned by others (the "Third-Party Trademarks," and, collectively with us, the "Trademarks"). Nothing on the website should be construed as granting, by implication, estoppel, or otherwise, any license or right to use the Trademarks without our prior written permission for each such use.

INDEMNIFICATION

You are responsible for indemnifying, defending, and holding us and our officers, directors, employees, successors, licensees, and assigns harmless from any claims, actions, or demands, including reasonable legal and accounting fees, resulting from your violation of this Agreement or your unauthorized use of the Website or its Content. If we become aware of any such claim, we will notify you, and you will be responsible for all associated costs. We reserve the right, at our expense, to take exclusive control and defense of any matter that requires indemnification under this provision. You agree to cooperate with us in defending against such claims, as reasonably requested.

MISCELLANEOUS

SEVERABILITY

In the event that any provision of these Terms is deemed unenforceable or invalid, such provision shall be adjusted or eliminated to the extent necessary to ensure that the Terms continue to be fully effective and enforceable.

TERMINATION

Term. We reserve the right to cancel or terminate the Services provided to you. We may terminate the Services at any time, with or without cause, by giving you written notice. Such termination will not create any liability for us towards you or any third party.

Effect of Termination. In the event of termination of these Terms for any reason, or cancellation or expiration of your Services: (a) we will discontinue providing the Services; (b) you will not be eligible for any refunds or usage fees, or any other fees, pro-rata or otherwise; (c) any fees that you owe us will immediately become due and payable in full, and (d) we may delete your stored data within 30 days. All sections of the Terms that specifically provide for survival, or that are inherently intended to survive, will remain in effect following the termination of the Terms, including, but not limited to, indemnification, warranty disclaimers, and limitations of liability.

ENTIRE AGREEMENT

This Agreement encompasses all the understandings and agreements between the parties related to the subject matter addressed herein.

DISPUTE RESOLUTION

In the event of a dispute between you and the website www.parceldetectives.com, our aim is to resolve the issue quickly and economically. Therefore, you and the mobile application agree that any legal or equitable claim or controversy arising from this Agreement or the Services offered on the website and mobile application (a "Claim") will be resolved according to the "Dispute Resolution" section that follows. Prior to turning to these options, you agree to contact us directly for assistance in resolving the dispute by visiting Customer Service.

ARBITRATION OPTION

In the event of a claim between you and www.parceldetectives.com, excluding claims for injunctive or other equitable relief, either party seeking relief may opt for cost-effective resolution of the dispute through binding non-appearance-based arbitration. The party initiating arbitration must commence the arbitration through a recognized alternative dispute resolution ("ADR") provider that is mutually agreed upon by both parties. The ADR provider and parties must adhere to the following rules: (a) the arbitration may be conducted by telephone, online, and/or based solely on written submissions, as chosen by the party initiating arbitration; (b) the arbitration won't entail any personal appearance by the parties or witnesses unless mutually agreed by the parties, and (c) the party receiving the award may enter any judgment on the award in any court of competent jurisdiction if an arbitrator renders an award.

GOVERNING LAW AND JUDICIAL RECOURSE

The terms stated in this Agreement will be interpreted and enforced in accordance with the laws of Jamaica, without regard to its conflict of law provisions. Any legal dispute arising from the use of the Website will be subject to the exclusive jurisdiction of the courts of Jamaica.

FORCE MAJEURE

If an event beyond our reasonable control occurs, including but not limited to, war or terrorism, natural disaster, power outage, riot, civil unrest, or force majeure, and we are unable to fulfill our obligations under these Terms, we will not be held liable to you, your users, or any third party for such failure.

ASSIGNMENT

We reserve the right to transfer or assign this agreement to any third party, including our holding, subsidiaries, affiliates, associates, and group companies, without the need for the User's consent.

CONTACT INFORMATION

If you have any questions about these Terms, please contact us at info@parceldetectives.com.