

## **Privacy Policy**

Avoid Crappy Tenants® ("we" or "us") wants you to be familiar with what information we collect and how the information is being used. This Privacy Policy (the "Policy") describes our practices in connection with information that we collect through our website (The "Site.") Please take a moment to review this Policy.

By using the Site, you agree to the terms of this Policy. If you do not agree to the terms of this Policy, please do not use the Site. We reserve the right to change this Policy without prior notice. You agree to obtain annual notices of, and changes to, this Policy electronically by visiting this Site. You can determine when this Policy was last revised by referring to the "Last Revised" date at the bottom of this document. Any changes to our Policy will become effective upon our posting of the revised Policy on the Site. Use of the Site following such changes constitutes your acceptance of the revised Policy then in effect. Therefore, we encourage you to review this Site from time to time for changes to our Policy.

### **What types of information do we collect?**

We collect personal information and non-personal information through the Site. Personal information is information that identifies an individual. Non-personal information is aggregated information that does not reveal a person's specific identity.

Personal information. We may collect the following types of personal information:

- Information provided by an individual representing themselves or a business entity when registering to use the site, such as name, company name, email address, and mailing address.
- Information provided by a third party, entered on a rental application (with consent to verify), such as: name, address, the last four digits of a social security number, date of birth, telephone number and email address.
- Please note that, if we combine any non-personal information with personal information, the combined information will be treated by us as personal information as long as it is so combined.

In addition, you may be required to provide certain personal information to us when you elect to use certain products or services available on the Site. These may include: (a) registering for an account on our Site; (b) sending us an email message; (c) submitting your credit card or other payment information when ordering and purchasing products and services on our Site. To wit, we will use your information for, but not limited to, communicating with you in relation to services and/or products you have requested from us. We also may gather additional personal or non-personal information in the future.

### **Automatically Collected Information**

Information about your computer hardware and software may be automatically collected by ACT. This information can include: your IP address, browser type, domain names, access times and referring website addresses. This information is used for the operation of the service, to maintain quality of the service, and to provide general statistics regarding use of the ACT website.

### **Use of Cookies**

The ACT website may use "cookies" to help you personalize your online experience. A cookie is a text file that is placed on your hard disk by a web page server. Cookies cannot be used to run programs or deliver viruses to your computer. Cookies are uniquely assigned to you, and can only be read by a web server in the domain that issued the cookie to you.

One of the primary purposes of cookies is to provide a convenience feature to save you time. The purpose of a cookie is to tell the Web server that you have returned to a specific page. For example, if you personalize ACT pages, or register with ACT site or services, a cookie helps ACT to recall your specific information on subsequent visits. This simplifies the process of recording your personal information, such as billing addresses, shipping addresses, and so on. When you return to the same ACT

website, the information you previously provided can be retrieved, so you can easily use the ACT features that you customized.

You have the ability to accept or decline cookies. Most Web browsers automatically accept cookies, but you can usually modify your browser setting to decline cookies if you prefer. If you choose to decline cookies, you may not be able to fully experience the interactive features of the ACT services or websites you visit.

### **How do we use the information collected?**

Personal Information. We may use personal information we collect in the following ways:

- **Administrative Communications.** From time to time, we may use personal information to send you important information regarding the Site, or changes to our terms, conditions and policies. Because this information may be important to your use of the Site, you may not opt-out of receiving such communications.
- **Other Communications.** From time to time, we may use personal information to send you reminders and to inform you of enhancements to the site.
- **Purchases.** We may use personal information, including Payment Information, in order to fulfill your purchase.
- **Internal Business Purposes.** We may also use personal information for our internal business purposes, such as data analysis and audits.

### **Do we disclose information to third parties?**

We may disclose information on the site to:

- **Customers.** We offer a landlord verification report to our customers. Information on the report will include: Name(s), Property Address(es), and dates. No other personal identifying information is visible on the report.
- **Service Providers.** We work with third parties who provide services including but not limited to data analysis, order fulfillment, list enhancement and other administrative services. We may disclose personal information to such third parties for the purpose of enabling these third parties to provide services to us. Such services may include: marketing distribution, email list management services, advertising, certain product functionalities, customer support, web hosting, customer data management and enhancement, data analysis and email service.
- **Assignment.** We reserve the right to transfer any and all information that we collect from Site users to an affiliate or a third party in the event of any reorganization, merger, sale, joint venture, assignment, transfer or other disposition of all or any portion of our business, assets or stock (including without limitation in connection with any bankruptcy or similar proceedings).
- **Law Enforcement; Emergencies; Compliance; Other Purposes Permitted by Law.** Notwithstanding any other provision of this Policy to the contrary, we reserve the right to disclose personal information to others as we believe appropriate (a) to comply with legal process; (b) to respond to governmental requests; (c) to enforce our Terms and Conditions; (d) to protect the rights, privacy, safety or property of ConsumerInfo.com, Inc., our affiliated companies, you or others; (e) to permit us to pursue available remedies or limit the damages that we may sustain; and (f) for any other purpose permitted by applicable law.

### **How do we protect your information?**

We strive to take appropriate security measures to protect against unauthorized access to or alteration of your personal information. Unfortunately, no data transmission over the Internet or any wireless network can be guaranteed to be 100% secure. As a result, while we strive to protect your personal information, you acknowledge that: (a) there are security and privacy limitations inherent to the Internet which are beyond our control; and (b) security, integrity, and privacy of any and all information and data exchanged between you and us through this Site cannot be guaranteed.

ACT secures your personal information from unauthorized access, use, or disclosure. ACT uses SSL Protocol for this purpose.

When personal information (such as a credit card number) is transmitted to other websites, it is protected through the use of encryption, such as the Secure Sockets Layer (SSL) protocol.

If you have reason to believe that your interaction with us is no longer secure (for example, if you feel that the security of any account you might have with us has been compromised), please notify us of the problem as soon as possible by contacting us in accordance with the section "Contacting Us" below (note that, if you choose to notify us via physical mail, this will delay the time it takes for us to respond to the problem).

### **E-mail Communications**

From time to time, ACT may contact you via email for the purpose of providing announcements, promotional offers, alerts, confirmations, surveys, and/or other general communication. In order to improve our Services, we may receive a notification when you open an email from ACT or click on a link therein.

If you would like to stop receiving marketing or promotional communications via email from ACT, you may opt out of such communications by sending an email to: [info@avoidcrappytenants.com](mailto:info@avoidcrappytenants.com).

### **External Data Storage Sites**

We may store your data on servers provided by third party hosting vendors with whom we have contracted.

### **Links and third-party websites**

The Site may contain links to third-party websites. These linked sites and all third-party websites that may host our products and services are not under our control and we are not responsible for the privacy practices or the contents of any such linked or third-party site, or any link contained in any linked or third-party site. We provide such links only as a convenience, and the inclusion of a link on the Site does not imply endorsement of the linked site by us. Unless you are providing personal information to us on a third-party website through an application program interface (API), if you provide any personal information through any such third-party website, your transaction will occur on the third party's website (not on the Site) and the personal information you provide will be collected by, and controlled by the privacy policy of, that third party. We recommend that you familiarize yourself with the privacy policies and practices of any third parties. PLEASE NOTE THAT THIS POLICY DOES NOT ADDRESS THE PRIVACY OR INFORMATION PRACTICES OF ANY THIRD PARTIES.

### **Location**

We control and operate the Site from the United States, and the Site is not intended to subject us to the laws or jurisdiction of any state, country or territory other than that of the United States. We do not represent or warrant that the Site, or any part thereof, is appropriate or available for use in any particular jurisdiction. Those who choose to access the Site do so on their own initiative and at their own risk, and are responsible for complying with all local laws, rules and regulations. We may limit the Site's availability, in whole or in part, to any person, geographic area or jurisdiction we choose, at any time and in our sole discretion.

### **Contacting us**

If you have any questions regarding this Policy, please [contact us](#). Please note that email communications will not necessarily be secure; accordingly, you should not include credit card information or other sensitive information in your email correspondence with us.

Avoid Crappy Tenants, PO Box 431, Grizzly Flats, California 95636

Email Address: [info@avoidcrappytenants.com](mailto:info@avoidcrappytenants.com)

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