

Advertising Policy

Before posting your advertisements on our website, please review your advertisement to be sure it is accurate, and complies with all local, state and federal laws as well as with this policy. This policy applies to all content of your advertisement, including the descriptive text and the photographs/images. We reserve the right to remove any content that we deem, in our sole discretion, to violate this policy and/or to reject the submitted advertisement. Illegal discriminatory preferences are prohibited. Many statements containing discriminatory preference are prohibited under the Fair Housing Act and state and local laws. In any advertisement for the sale or rental of a dwelling, it is illegal to state a discriminatory preference with regard to race or color, national origin, religion, sex, familial status, handicap and disability. For further guidance on the protected categories and other protections and exceptions governed by the Fair Housing Act, please review the Act as well as the publications issued by the U.S. Department of Housing and Urban Development ("HUD") and the Department of Justice. You can contact HUD on the Internet at <http://www.hud.gov/offices/fheo/index.cfm> and the Department of Justice at <http://www.usdoj.gov>. You must also comply with the Act and all state and local laws prohibiting discrimination based on other factors, including sexual orientation, age, marital status, and source of income. Content must be accurate. Please make sure that all information you submit is accurate and complete. If any information later becomes inaccurate or misleading, you are responsible for correcting it.

Image requirements: Photographs and images accompanying the text of your advertisement may not contain nudity, pornography, lewd references or be sexually suggestive in any way. Digital image and video files must satisfy our technical requirements.

Other limits: Advertisements cannot be illegal, threatening, harassing, abusive, obscene, defamatory, libelous, invasive of another's publicity rights, harmful to minors, degrading, deceptive, or violative of intellectual or other proprietary rights. View USFapartments.com's Terms of Use.

Additional Requirements for Property Advertisements

Expiration dates are required for limited offers. All "Specials" offered by you and advertised on our website are only permitted to be short-term promotions. Therefore, those advertisements must include an expiration date for the "special." In addition, all such "specials" must reference the specific nature of the "special" and cannot be a generic reference.

Facility Must Be Focus. While it is permissible for an individual(s) to appear in an ancillary/insignificant way within an image, the property facilities must be the dominant component of the image.

Sublease. If the property is offered as a sublease (rather than a lease), the advertisement must clearly specify that is a sublease.

Terms of Use

1. Agreement Between You and USFapartments.com. Thank you for using our services available at www.USFapartments.com (the "Website"). The following terms and conditions (the "Terms of Use") apply to your use of USFapartments.com. By using USFapartments.com, you explicitly accept these Terms of Use. We strongly recommend that, as you read these Terms of Use, you also access and read the information contained in the other pages and websites referred to in this document, as they may contain further terms and conditions that apply to you.

2. Website Information and Remedies. USFapartments.com is a technology platform owned and operated by Rent Tampa Today, LLC. The rental advertisements and related services posted on USFapartments.com are procured and provided by Rent Tampa Today, LLC. All references to "USFapartments.com" include Rent Tampa Today, LLC. In the case of any violation of our Agreement, Rent Tampa Today, LLC. (collectively, "USFapartments.com" or "we," "our" or "us"), reserve the right to seek all remedies available by law and in equity for such violations, including termination of your use of USFapartments.com. For purposes of our Agreement, the term "Website" may, at our option, include any current or future domestic co-branded websites, affiliated websites, private-label websites, and/or international websites in which USFapartments.com currently participates or may participate in the future with regard to advertising services.

3. Fees and Services. prospective and actual renters ("Renters") may search USFapartments.com for available rental units ("Properties") at no charge. If you are a Lessor, by submitting your Property's information, you consent to the placement of information about the Property on USFapartments.com, subject to our Privacy Policy and our Agreement. USFapartments.com reserves the right to reject, suspend, and/or terminate, any Property advertisement submitted by Lessor at any time and for any reason, including but not limited to, (a) a determination that the Property advertisement violates this Agreement or any of our policies; and (b) the Lessor's failure to pay amounts owing to USFapartments.com.

4. Content Requirements. To assure the value of USFapartments.com services, you agree that all of the information you have provided to USFapartments.com, whether online or otherwise, is accurate and complete. Lessors shall be responsible for preparing and submitting the Property advertisements, and shall be solely liable for assuring that such advertisements are accurate, and comply with all applicable laws and our

Advertising Policy. In addition, Lessors shall not:

- * ask a Renter to wire funds, including by Western Union or MoneyGram. Please see our Security Center for more information;

- * require a Renter to pay a nonrefundable lease application fee unless the Lessor has an actual or imminent vacancy.

- * advertise on USFapartments.com any Property for which the lease term will be less than 31 days.

5. Your License to Us. When you give us or otherwise authorize us to use content, you grant us a nonexclusive, worldwide, perpetual, irrevocable, royalty-free, sublicensable (through multiple tiers) right to use, distribute, reproduce, modify, adapt, publicly display and exercise all copyright, publicity and database rights related to the content, in any media known now or in the future, and you represent that you have sufficient rights in the content to make this grant.

6. Our License to You. USFapartments.com hereby authorizes you to view, copy, download and print the information and data ("Materials") available on USFapartments.com, provided that: (1) if you are a Renter, the Materials are used solely for personal, noncommercial purposes and if you are a Lessor, the Materials are used only for the purposes of using the services expressly offered by USFapartments.com. Without limiting the generality of the foregoing, as a Renter, you are only permitted to use USFapartments.com to search for residential rentals, communicate with Lessors, and consider other move-related services; and as a Lessor, you are only permitted to use USFapartments.com to advertise your Properties and communicate with Renters; (2) the Materials are not modified, republished, or redistributed; and (3) all copyright, trademark, service mark and other proprietary notices are reproduced as they appear in any such Materials. Except as expressly provided above, nothing contained herein shall be construed as conferring, by implication, estoppel or otherwise, any license or right under any patent, trademark or copyright of USFapartments.com.

7. No Unauthorized Duplication. Except as otherwise stated herein, none of the content on the Website may be modified, copied, reproduced, distributed, republished, downloaded, displayed, sold, compiled, posted or transmitted in any form or by any means, including but not limited to, electronic, mechanical, photocopying, recording or other means, without the prior express written permission of USFapartments.com.

8. Trademarks. The term "USFapartments.com" and any other trademarks, trade names, logos and service marks, including USFapartments.com, RentTampaToday.com (collectively, the "Marks") displayed on USFapartments.com are the property of USFapartments.com or other third parties. You are not permitted to copy or otherwise use these Marks without the prior written consent of USFapartments.com or such other owner.

9. No Unlawful or Prohibited Use. As a condition of your use of USFapartments.com, you will comply with all applicable laws, statutes, ordinances and regulations regarding your use of our service and any related activities, including the Fair Housing Act. In addition, you warrant that you will not use USFapartments.com in any way prohibited by these terms, conditions and notices. In addition, you will not:

- * use USFapartments.com if you are not able to form legally binding contracts, are under the age of 18, or are temporarily or indefinitely suspended from USFapartments.com;

- * use USFapartments.com to advertise the Property owned by another person unless you are the duly authorized property manager, representative, or agent of the Property owner, and can bind such Property owner, and your representation of such person complies with all applicable laws;

- * circumvent or manipulate our fee structure, the billing process, or fees owed to USFapartments.com;

- * distribute or post spam, chain letters, or pyramid schemes;

- * distribute viruses or any other technologies that may harm USFapartments.com or the interests or property of USFapartments.com users;

- * copy, modify, republish or distribute content from the Website or USFapartments.com's copyrights and trademarks;

- * impersonate another person or otherwise misrepresent your affiliation with another person or entity, conduct fraud, hide or attempt to hide your identity;

- * provide inaccurate contact information or other information relative to your move or property;

- * harvest or otherwise collect information about users, including email addresses, without their consent;

- * offer USFapartments.com renters concessions less favorable than those offered to non-USFapartments.com renters;

* transmit to USFapartments.com or any user any information or materials of any kind which (i) violate, plagiarize or infringe on the intellectual property or contractual rights of any third party; or (ii) are libelous, defamatory, obscene, pornographic, abusive, harassing, threatening, tortuous, invasive of another's privacy, hateful, or otherwise objectionable; or (iii) contain any viruses, Trojan horses, worms, time bombs, cancelbots or other computer programming routines that are intended to damage, detrimentally interfere with, surreptitiously intercept or expropriate any system, data or personal information.

10. Reporting Intellectual Property Infringement. USFapartments.com respects the intellectual property of others. If you believe that your rights have been infringed by content appearing on our Website, please email us at info@usfapartments.com to notify our designated agent. Please include the words "Notice of Infringement" in the subject line of the email. We reserve the right to remove content for any reason.

11. Links to Third-Party Websites. USFapartments.com may contain links to websites operated by parties other than USFapartments.com. Such hyperlinks are provided for reference only. USFapartments.com does not control such websites and is not responsible for their contents. USFapartments.com's inclusion of hyperlinks to such websites does not imply any endorsement of the material on such websites or any association with their operators. If you decide to access any of the third party sites linked to this website, you do so entirely at your own risk.

12. General Disclaimer. Although USFapartments.com has attempted to provide accurate information on the Website, USFapartments.com assumes no responsibility for the accuracy of the information. All information provided on USFapartments.com is provided "as is" with all faults without warranty of any kind, either express or implied. USFapartments.com hereby disclaims all warranties, express or implied, including, without limitation, those of merchantability, fitness for a particular purpose, title and noninfringement or arising from a course of dealing, usage or trade practice, except to the extent such disclaimers are held to be legally invalid.

13. Limitation on Liability. Neither USFapartments.com, its parent, affiliates, or any of their respective directors, employees, agents, vendors or suppliers will be liable for any direct, indirect, special, punitive, consequential or incidental damages including, without limitation, lost profits or revenues, costs of replacement goods, loss or damage to data arising out of the use or inability to use the Website or any USFapartments.com advertisement, or damages from the use of or reliance on the information present on USFapartments.com, even if USFapartments.com has been advised of the possibility of such damages.

14. Modification of the Website. USFapartments.com (and/or its suppliers) reserves the right in its sole discretion to improve, modify or remove any information or content appearing on the Website. USFapartments.com may discontinue or revise any or all aspects of the Website in its sole discretion and without prior notice. Without limiting the foregoing, USFapartments.com reserves the right to change the terms, conditions, and notices under which this Website are offered at any time. Unless otherwise provided in our Agreement, all amended terms automatically take effect upon acceptance for new users, or 30 days after they are posted on USFapartments.com for all other users. It is your responsibility to check terms and conditions of this Agreement at the time of each use.

15. Release. Because USFapartments.com is an advertising venue, in the event that you have a dispute with one or more users, you release USFapartments.com, its parent and affiliates (and its respective officers, directors, agents, subsidiaries, joint ventures and employees) from claims, demands and damages (actual and consequential) of every kind and nature, known and unknown, suspected and unsuspected, disclosed and undisclosed, arising out of, or in any way connected with, such disputes.

Nature of USFapartments.com Services. USFapartments.com operates a platform for Lessors desiring to advertise residential rental properties with available units, and the advertisements on USFapartments.com are based on information provided by the Lessors. Accordingly, USFapartments.com is not responsible in any way for the content in any such advertisements, nor is USFapartments.com responsible for any actual lease transaction between a potential Renter and a Lessor. USFapartments.com through ownership by Rent Tampa Today, LLC is licensed as a real estate broker in Florida however, USFapartments.com does not render legal, brokerage, or other professional advice or services to either its Renter or Lessor customers.

Services Not Provided. Without limiting the generality of the foregoing, you acknowledge and agree as follows:

1. USFapartments.com does not participate in any actual lease transactions, including, without limitation, negotiations, discussions, or proposals, and you expressly waive any requirement that purports to impose on Rent.com an obligation to perform any services other than those expressly undertaken by USFapartments.com;

2. While USFapartments.com through ownership by Rent Tampa Today, LLC has broker licenses in Florida, USFapartments.com does not render legal, brokerage, or other professional advice or services; in the event you desire or need such services, USFapartments.com strongly advises you to secure the same;

3. USFapartments.com is not undertaking any, and has no, duties to either Renters or Lessors, including, without limitation, the obligation to inspect rental properties, to verify the veracity of information contained in an advertisement, or to interview or otherwise screen Renters;

4. USFapartments.com is not responsible for the content of, nor does it endorse, the third-party websites to which you may link using this Website;

5. USFapartments.com does not guarantee the accuracy of any information available on USFapartments.com, and is not responsible for any errors, omissions, or misrepresentations, whether made by Lessors, Renters or otherwise and all information obtained on this Website must be verified independently;

6. USFapartments.com may make changes to its products and/or services and this Website at any time and without notifying you or receiving your consent; and

7. While USFapartments.com complies with applicable state and federal laws, including federal civil rights laws, USFapartments.com cannot guarantee that its users so comply. Accordingly, USFapartments.com assumes no liability for Renters' and/or Lessors' failures to comply with such laws.

16. Indemnity. You will indemnify and hold us (and our officers, directors, agents, affiliates, subsidiaries, joint ventures and employees), harmless from any cost, liability, charge, penalties, claim or demand, including reasonable attorneys' fees, court costs, and other costs of collection, made by any third party due to or arising out of your breach of this Agreement, or your violation of any law or the rights of a third party; or incurred by us as a result of your default under this Agreement.

17. Default and Remedies. Without limiting any other provision in this Agreement, in the event you default under this Agreement, including without limitation, by failing to pay us the specified advertising fees when due (if you are a Lessor), we will have the right to exercise any or all of the following remedies: (1) we can suspend any or all of your advertisements from USFapartments.com ; (2) we can terminate this Agreement; (3) we can ban your future use of USFapartments.com; (4) we can impose interest on your past due amounts equal to the lower of 1.5% per month or the highest rate permitted by law; (5) we can impose an administrative service fee equal to five percent (5%) of all amounts past due; (6) we can reserve the right to condition your continued use of USFapartments.com on requirements such as a fee increase, submission of a security deposit; and/or fee prepayment; and (7) we can exercise any and all rights and remedies available to us at law and in equity.

18. Resolution of Disputes. If a dispute arises between you and USFapartments.com, our goal is to provide you with a neutral and cost effective means of resolving the dispute quickly. Accordingly, you and USFapartments.com agree that we will resolve any claim or controversy at law or equity that arises out of this Agreement or our services (a "Claim") in accordance with one of the subsections below or as we and you otherwise agree in writing. Before resorting to these alternatives, We will consider reasonable requests to resolve the dispute through alternative dispute resolution procedures, such as mediation or arbitration, as alternatives to litigation.

19. General. By using this Website and agreeing to the Terms of Use, you are also agreeing to abide by our other agreements and policies. USFapartments.com reserves the right to refuse service to anyone and to terminate a user's account at any time. USFapartments.com is located at 2907 W Bay to Bay Blvd., Suite 355, Tampa FL 33629. In our sole discretion, we may assign the Agreement. Headings are for reference purposes only and do not limit the scope or extent of such section. Our failure to act with respect to a breach by you or others does not waive our right to act with respect to subsequent or similar breaches. No agency, partnership, joint venture, employee-employer or franchiser-franchisee relationship is intended or created by this Agreement. If any part of this agreement is determined to be invalid or unenforceable pursuant to applicable law including, but not limited to, the warranty disclaimers and liability limitations set forth above, then the invalid or unenforceable provision will be deemed superseded by a valid enforceable provision that most closely matches the intent of the original provision and the remainder of the agreement shall continue in effect. USFapartments.com may rely on your electronic signature to create a binding valid agreement. From time to time USFapartments.com may send facsimiles or emails regarding its products and services, or shall call customers regarding USFapartments.com's products and services, and you hereby expressly consent to receiving such emails, facsimiles and telephone calls. The following Sections and policies survive any termination of the Agreement: Fees and Services and Fees and Credits Policy (with regard to any fees you owe us), Release, Content License, Limitation on Liability, Indemnity and Resolution of Disputes, Default and Remedies.

Signature_____

Date_____

Title_____

Community_____