

# TERMS AND CONDITIONS

These Terms and Conditions govern the use of the website operated by Property Outlet LLC, with its registered address at 1309 Coffeen Avenue, STE 1200, Sheridan, WY 82801, United States of America, Registration Number 2026-001913170, operating the online project and website available at <https://italyproperties.cz/en/> (hereinafter referred to as the "Operator").

The Operator provides online marketing, coordination, communication, administrative support and consultancy services related to real estate opportunities in Italy, primarily in the Puglia region. The project is intended mainly for clients from the Czech Republic, Slovakia and other international markets interested in purchasing land, houses, holiday homes or investment properties in Italy.

The Operator's activities are conducted primarily through online and remote communication channels, including the website, online forms, electronic communication, telephone communication, online advertisements and social media platforms. The Operator does not operate as a traditional physical real estate office where transactions are concluded in person. The relationship between the Operator, property owners and potential buyers is established mainly through internet-based communication.

Property owners or authorised persons may contact the Operator through the website or other remote communication channels with the intention of offering a property for promotion or sale. Based on the information provided by the seller or property owner, the Operator may decide to advertise selected properties through the website and related marketing channels. The Operator does not guarantee the completeness, accuracy, legal status, technical condition or availability of information provided by property owners or third parties.

Potential buyers contact the Operator primarily through the website, online enquiry forms or other electronic communication methods after viewing property advertisements published by the Operator. The Operator's role is mainly to provide basic information regarding the property opportunity, coordinate communication between the parties, arrange or coordinate property viewings in Italy, provide administrative assistance and offer general guidance related to the process of acquiring real estate in Italy.

The Operator may also recommend local professionals in Italy, including notaries, lawyers, surveyors, architects or other service providers involved in the transaction process. However, the Operator does not provide legal services, financial services, investment advice or tax advice. The final legal transfer of ownership is handled exclusively by authorised Italian professionals in accordance with Italian law.

The Operator is not a bank, financial institution, payment institution, investment platform or escrow provider. The Operator does not pool client funds and does not hold money on behalf of third parties. Any payments made between the parties are based on individual agreements connected with the specific transaction.

In certain situations, the Operator may advance part of a reservation amount or part of the agreed purchase-related amount to a property owner or seller. Subsequently, the buyer reimburses the Operator for such amount together with an individually agreed coordination, consultancy, marketing or service fee. The amount of any fee is contractual and may differ depending on the specific property opportunity, scope of services and commercial arrangement. Payments are generally made based on issued invoices or individual agreements between the parties.

The Operator acts primarily as a marketing, communication and coordination intermediary and is not a direct party to the final purchase agreement between the seller and the buyer unless explicitly stated otherwise in writing. Buyers are solely responsible for conducting their own due diligence, verifying the legal and technical condition of the property and obtaining independent professional advice before entering into any legally binding agreement.

The Operator shall not be liable for decisions made by buyers or sellers, the legal or technical condition of any property, information provided by third parties, actions or omissions of notaries, lawyers or external professionals, future market developments or any indirect or consequential damages related to a property transaction.

The Operator may process personal data to the extent necessary for communication with users, handling enquiries and providing services related to the website and property coordination activities. By using the website and contacting the Operator, users acknowledge and agree that their information may be processed in accordance with applicable laws and privacy regulations.

These Terms and Conditions shall be governed by and interpreted in accordance with the laws of the State of Wyoming, United States of America, unless mandatory legal provisions require otherwise. Any disputes arising in connection with these Terms and Conditions shall be subject to the applicable jurisdiction determined under relevant United States law.

The Operator reserves the right to modify or update these Terms and Conditions at any time without prior notice. The current version is always available on the website. By using the website and related services, users acknowledge that they have read, understood and accepted these Terms and Conditions.