

PIP LIMITED DATA ROOM RULES

1. GENERAL

1.1 Information about us and how to contact us

- (a) Who we are: we are PIP Limited a company registered in England and Wales. Our company registration number is 11103085 and our registered office is at Unit 3b Birchfield Way, Telford, England, TF3 5BZ (**PIP**).
- (b) How to contact us: You can contact us by telephoning our customer service team on 01952 983000 or by writing to us at info@pipreport.co.uk and Unit 3b Birchfield Way, Telford, England, TF3 5BZ.
- (c) How we may contact you: If we have to contact you we will do so by writing to you at the email address provided to us on registration.
- (d) "Writing" includes emails. When we use the words "writing" or "written" in these terms, this includes emails.
- (e) United Kingdom: Our data room is solely for the promotion of properties in the UK. We do not currently promote properties outside of the UK.
- (f) Properties may vary from their pictures: The images of properties in our data room are for illustrative purposes only. As the images are uploaded by third parties we cannot guarantee that the same reflect the true image of the property.

1.2 This document sets out the rules (**Rules**) controlling the use of the website data room (**Website**) made available to Approved Viewers (as defined in clause 1.3) in relation to each property listed.

1.3 In offering access to the Website PIP Limited are making available a facility which allows potential sellers, buyers, agents, brokers, lenders and their advisers (**Approved Viewers**) to access, via the internet, information relating to the property listed (**Information**).

1.4 In consideration of the use of the Website, the Approved Viewers agree to be bound by these Rules. These Rules apply to each and every occasion on which the Website is accessed.

1.5 Approved Viewers shall only be granted access to the Website with the prior consent of PIP and such consent may be withdrawn at any time without prior notice.

1.6 No Information made available on the Website shall constitute an offer to sell, or an invitation to purchase or tender for, any property or form the basis of any contract.

1.7 In registering as an Approved Viewer the Approved Viewer consents to the uploading of Information to the Website and the disclosure of their e-mail address to all other Approved Viewers.

2. NO WARRANTY

2.1 Except as may be otherwise provided in the final agreement relating to the proposed sale of the property, no representation or warranty, express or implied, is made or given as to the adequacy, accuracy, reliability or completeness of the Information published on the Website. Neither PIP, or any of its subsidiary undertakings, or any of their respective partners, directors, employees, advisers or agents have any liability to Authorised Viewers resulting from the use of the Information on the Website.

2.2 The Information provided by PIP is the provision of third party information. PIP is not in a position to verify the accuracy and/or completeness of the Information and the Authorised Viewer accepts and understands that PIP will not be legally liable for any error in the Information. The Authorised Viewer will verify the accuracy of the Information before relying on it to incur expense, liabilities obligations or duties in connection with a property.

2.3 Any use of the Information is at the Authorised Viewers own risk. PIP do not give any warranties of any kind, either express or implied, including without limitation, implied warranties of satisfactory quality and fitness for a particular purpose in relation to the Information.

3. USING THE WEBSITE

Whilst using the Website, Authorised Viewers shall:

3.1 take all reasonable steps to ensure that none of the Information is visible to, or capable of being, overlooked by, other persons;

3.2 not leave their computer or other communications device through which they access the service unattended whilst connected to the Website;

3.3 ensure that they close the browser and log out when they have finished using the Website;

3.4 not deface, mark, alter, modify, vary (including varying the sequence of) damage or destroy in any way any Information contained on the Website;

- 3.5 not attempt to download, scan, copy, print, photograph or otherwise capture any of the information contained in the Website, except that Authorised Viewers may download any Information for which the download capability has been enabled as indicated by the Website index.
- 3.6 not attempt to disable the protection software associated with the Website; and
- 3.7 not share their Website password with anyone else.

4. DESTRUCTION OF DOCUMENTS DOWNLOADED FROM THE WEBSITE

Unless the Authorised Viewer completes upon the purchase of the property within 6 weeks of first viewing the Information on the Website the Authorised Viewer agrees to:

- 4.1 destroy all Information downloaded from the Website and any information derived or generated therefrom together with any copies thereof (in all cases whether in the Authorised Viewer's possession or in the possession of others to whom such information is made known in whatever form;
- 4.2 delete all Information downloaded from the Website and any information derived or generated therefrom from any computer, word processor, tablet, smartphone or other communication device through which the website is accessed, or other like device in the Authorised Viewer's possession, custody or control or in the possession, custody or control of others to whom such information is made known in whatever form.

5. COST AND PAYMENT

The party that opens the Website shall pay for the Website at the price agreed with PIP Limited and in accordance with the payment terms agreed with PIP Limited.

6. DATA PROTECTION AND PRIVACY POLICY

- 6.1 In operating the Website PIP shall comply with all UK and to the extent applicable, European Union data protection laws rules and regulations as may be amended from time to time.
- 6.2 We will collect names, addresses and other details provided by you when you register to use the Website.
- 6.3 The information we collect will be held on computer and will not be passed to third parties, save as noted below.

6.4 When you use the Website we automatically collect information about your browsing session such as your IP address and what type of device you are using (e.g. a computer, a smart phone or a tablet). We also keep a record of the pages that you view during your visit. This information is used to improve the way in which the Website operates and for systems administration purposes. The Website also makes use of cookies. A cookie is a small file of letters and numbers that some websites store in your browser or the hard drive of your computer. Cookies contain information that is transferred to your computer's hard drive. At no point do our cookies store any personal or identifiable information. You may change your website browser settings to reject cookies. The functionality of this site will not be affected.

6.5 In order to prevent and detect fraud, we may at any time:

- (a) Share information about you with other organisations including the police
- (b) Conduct searches about you using publicly available databases
- (c) Undertake credit searches
- (d) Check and/or share your details with fraud prevention and detection agencies

If false or inaccurate information is provided and fraud is identified, details will be passed to fraud prevention agencies. Law enforcement agencies may access and use this information.

6.6 By using the Website, you consent to the collection and use of your personal information (including sensitive personal data) by PIP, provided it is used as set out in this Policy.