

BrokerLink.ae – Terms & Conditions

These Terms & Conditions govern your access to and use of **BrokerLink.ae** and any services provided through our platform. By registering, accessing, or using BrokerLink.ae, you ("user," "client," "agent," "broker," "agency," or "owner") agree to comply with these Terms.

If you do not agree, you must **not use BrokerLink.ae**.

1. Introduction

BrokerLink.ae is a Dubai-based **real estate listing and marketing platform** that enables real estate agents, brokers, property owners, and agencies to publish property listings online and benefit from **global exposure** through our **Go Global syndication network of 18+ international property portals**.

We are **not** a real estate brokerage, intermediary, or property seller. We act solely as a **marketing and technology provider**.

2. Service Scope

- BrokerLink.ae provides online property listing services, automated contract generation, and international listing syndication.
- We do **not**:
 - Represent buyers or sellers in real estate transactions
 - Guarantee sales, rentals, or leads
 - Act as a substitute for licensed real estate agencies in Dubai

By using our services, you agree that BrokerLink.ae acts **only** as a **technology platform** to display your property information.

3. Dubai Land Department (DLD) Compliance

BrokerLink.ae respects all applicable UAE property regulations. However, since we allow users to **publish listings without ownership or permit documents**, we have established the following rules:

3.1 Listings Without Documents

- Property listings **without supporting documents** (Title Deed, Form A, Oqood, or DLD permits) **will NOT be displayed on Dubai-based portals or inside the UAE**.
- These listings will **only be published on our international partner portals** outside Dubai.

3.2 User Responsibility

- You are solely responsible for ensuring that your listings **comply with DLD regulations**.
- If you wish to publish your listing **inside Dubai**, you must upload valid DLD-approved documents.
- BrokerLink.ae **assumes no liability** for any **penalties, fines, or sanctions** imposed by the DLD or other authorities due to **non-compliance**.

3.3 Indemnification

By using BrokerLink.ae, you agree to **fully indemnify and hold harmless** BrokerLink, its owners, employees, and affiliates from **any legal claims, fines, damages, or liabilities** arising from your failure to comply with DLD regulations.

4. User Obligations & Warranties

By creating an account and using BrokerLink.ae, you confirm that:

1. You have the **legal right** to list, market, and promote the property.
2. All information provided (price, size, location, images, ownership, etc.) is **accurate, truthful, and up to date**.
3. You will not upload any **false, misleading, or fraudulent information**.
4. You are solely responsible for verifying the **legality and authenticity** of your listings.

If we suspect **fake, misleading, or illegal listings**, BrokerLink.ae reserves the right to:

- Suspend or delete your account
- Remove your listings without refund
- Report violations to the relevant authorities

5. No Guarantee of Results

BrokerLink.ae provides a **property marketing platform**, but we **do not guarantee**:

- That you will receive **leads, inquiries, or offers**
- That your property will be **sold or rented**
- Any **specific traffic volume** or **ranking position** on search engines or partner portals

The success of your listings depends on multiple external factors beyond our control, including:

- Market demand
- Pricing strategy
- Property quality and presentation
- Buyer preferences and economic conditions

5.1 Limitation of Liability

You acknowledge and agree that **BrokerLink.ae is not responsible** for any:

- Lost opportunities
- Missed leads
- Financial losses
- Business disputes

Our responsibility is limited to **publishing your listings** on our platform and syndicating them to international partner portals, as per your chosen subscription plan.

6. Subscription Plans, Payments & Refunds

6.1 Subscription Fees

- All subscription fees are **payable in advance** and **non-refundable**.
- The pricing of packages is subject to change, and we reserve the right to adjust our plans at any time.

6.2 Payment Responsibility

- You are responsible for ensuring **timely payment** of your subscription.
- If payment fails or your subscription expires, your listings may be **removed automatically**.

6.3 No Refund Policy

BrokerLink.ae does not offer refunds under any circumstances, including but not limited to:

- Lack of inquiries, leads, or sales
- Account suspension due to policy violations
- Dissatisfaction with our services

7. Intellectual Property

- All content on BrokerLink.ae, including the platform design, database, and technology, is the **exclusive property** of BrokerLink.ae.
- Users are prohibited from copying, scraping, duplicating, or redistributing our data or platform features without **written authorization**.
- Violations may result in **legal action** and **permanent account termination**.

8. Account Suspension & Termination

BrokerLink.ae reserves the right to **suspend or terminate** any account without prior notice if a user:

- Violates these Terms & Conditions
- Uploads fake, misleading, or illegal listings
- Misuses the platform or engages in abusive behavior
- Attempts unauthorized access to our systems or data

In the event of termination, **no refunds will be issued**.

9. Limitation of Liability

To the fullest extent permitted by UAE law:

- BrokerLink.ae, its owners, employees, and affiliates are **not liable** for any damages, direct or indirect, resulting from:
 - Service downtime
 - Errors in property data
 - Loss of profits or business opportunities
 - Disputes between users, buyers, or sellers
- Our maximum liability, in any case, is limited to the **amount you paid for your active subscription**.

10. Governing Law & Jurisdiction

- These Terms & Conditions are governed by the laws of the **United Arab Emirates**.
- Any dispute arising out of or related to BrokerLink.ae shall fall under the **exclusive jurisdiction of Dubai Courts**.