BARBAS HOMES

WEBSITE DISCLAIMER AND LEGAL NOTICES

KELLER WILLIAMS BOSTON NORTHWEST

Effective Date: November 23, 2026

This Website Disclaimer and Legal Notices document governs the informational content and features made available through the Barbas Homes website. It is intended to be read together with applicable law, required disclosures, MLS PIN rules and licenses, and any separate written agreement governing a real estate transaction.

1. Brokerage Affiliation and Identification

Barbas Homes is a real estate team name used by real estate licensees affiliated with Keller Williams Boston Northwest (the "Brokerage"). Barbas Homes is not a separate real estate brokerage. Real estate brokerage services are provided through the Brokerage by appropriately affiliated licensees, subject to applicable law, regulatory requirements, and Brokerage policies. Website and other advertising shall identify the Brokerage in the manner and prominence required by applicable Massachusetts law and current Brokerage policies. Team names, logos, domain names, email addresses, and social-media accounts do not substitute for legally required brokerage identification. The Brokerage's approved legal or advertising name and office information should be confirmed before publication and updated if changed.

2. Keller Williams Identification

Each office is independently owned and operated. Keller Williams® and related names, marks, and logos are the property of their respective owners and may be used only in accordance with applicable permissions and current Keller Williams brand standards. Nothing in this document represents Barbas Homes as an independent brokerage or separate franchise.

3. Nature and Use of Website Information

All website content is provided for general informational and marketing purposes only. Content may include real estate listings, photographs, descriptions, maps, market data, property-value estimates, calculators, neighborhood information, articles, and links. Except as expressly provided in a separate written agreement, website content does not constitute an appraisal, inspection, legal opinion, tax advice, financial advice, mortgage commitment, investment recommendation, warranty, or promise concerning any property, transaction, service, or result. Website content should not be the sole basis for a real estate or financial decision.

4. MLS Property Information Network, Inc. (MLS PIN) IDX Notice

The property listing data and information, or the Images, set forth herein were provided to MLS Property Information Network, Inc. from third party sources, including sellers, lessors, landlords and public records, and were compiled by MLS Property Information Network, Inc. The property listing data and information, and the Images, are for the personal, non-commercial use of consumers having a good-faith interest in purchasing, leasing or renting listed properties of the type displayed to them and may not be used for any purpose other than to identify prospective properties which such consumers may have a good-faith interest in purchasing, leasing or renting. MLS Property Information Network, Inc. and its subscribers disclaim any and all representations and warranties as to the accuracy of the property listing data and information, or as to the accuracy of any of the Images, set forth herein.

5. IDX Data Use and Display Requirements

MLS PIN listing data and Images are subject to current MLS PIN Rules and Regulations, IDX requirements, applicable licenses, and other restrictions. Such information is intended for personal, non-commercial use by consumers seeking to identify properties in which they have a good-faith interest in purchasing, leasing, or renting. Unauthorized scraping, harvesting, bulk copying, redistribution, resale, republication, or commercial exploitation is prohibited except as expressly authorized by the applicable rights holder and permitted by MLS PIN rules and law. Data may not be altered except as permitted by applicable rules. MLS PIN's published guidance requires listing data on a public access website to be updated at least once every three (3) days. Required attribution, listing-firm identification, brokerage identification, fields, statuses, and notices must be implemented in the form and locations required by the current MLS PIN rules and any IDX provider agreement. This document does not replace any notice required directly on a page or screen displaying listing data or Images.

6. Listing Information; Accuracy and Availability

Listing information may be obtained from MLS PIN, listing brokers, property owners, landlords, public records, municipalities, third-party vendors, or other sources. To the extent permitted by law, Barbas Homes and the Brokerage make no representation or warranty that listing prices, status, descriptions, photographs, dimensions, square footage, lot size, room count, taxes, assessments, school information, zoning, permitted uses, open-house information, or other property details are accurate, complete, current, or free from error. Listings may be changed, placed under agreement, withdrawn, expired, leased, rented, sold, or otherwise become unavailable without notice. Availability and material property facts should be confirmed with the listing broker and independently verified before reliance.

7. Photographs and Other Visual Materials

Photographs, renderings, floor plans, maps, virtual tours, aerial imagery, staging, and other visual materials may be provided by third parties or digitally enhanced and may not depict current conditions, exact dimensions, boundaries, orientation, views, improvements, or included personal property. Visual materials are illustrative only and are not substitutes for a property visit, survey, inspection, or review of transaction documents. No item shown should be assumed included in a transaction unless confirmed in writing.

8. Property Condition and Independent Due Diligence

Website content is not a substitute for independent due diligence. As appropriate, consumers should obtain qualified inspections, tests, surveys, title reviews, and professional advice concerning building condition, pests, radon, lead paint, mold, water quality, septic systems, wells, structure, engineering, environmental conditions, title, boundaries, permits, zoning, flood zones, wetlands, conservation restrictions, insurance, utilities, and other property-specific matters. No guarantee is made as to condition, safety, code compliance, system performance, remaining useful life, or suitability for a particular purpose. Nothing herein waives any disclosure obligation or duty imposed by law.

9. Market Data, Estimates, and Investment Information

Market statistics, comparable sales, home-value estimates, mortgage rates, affordability tools, rental estimates, investment analyses, projected expenses, cash-flow calculations, and forecasts are estimates that may rely on historical, third-party, incomplete, or changing information and assumptions. They are not appraisals, financing offers, financial plans, or guarantees of value, income, appreciation, financing, or investment performance. Actual outcomes may vary materially. Consumers should consult qualified legal, tax, lending, accounting, and financial professionals before making decisions.

10. No Agency Relationship Created by Website Use

Accessing this website, viewing or saving listings, using search tools, registering, submitting a form, requesting information or a showing, or communicating with Barbas Homes does not, by itself, establish an agency, fiduciary, exclusive representation, brokerage engagement, or contractual relationship. Any relationship is subject to applicable law, required disclosures, the parties' conduct, and any applicable written agreement. Required Massachusetts licensee-consumer relationship disclosures shall be provided when required. Visitors should not assume that a licensee represents them unless the relationship has been properly disclosed and established.

11. Fair Housing and Equal Housing Opportunity

Barbas Homes and the Brokerage support equal housing opportunity and compliance with applicable federal, Massachusetts, and local fair housing laws. Housing services and advertising shall not unlawfully discriminate, steer, discourage, misrepresent availability, or impose different terms based on a characteristic protected by applicable law. Depending on the governing law, protected characteristics may include race, color, national origin, ancestry, religion, sex, disability, familial status, age, marital status, sexual orientation, gender identity or expression, veteran or military status, source of income, public assistance, and other protected characteristics. This list is illustrative and not exhaustive. Property advertising shall focus on objective property characteristics and shall not express unlawful preferences or limitations regarding prospective occupants. This statement does not replace any Equal Housing Opportunity logo or notice required by law, Brokerage policy, MLS rules, or an advertising platform.

12. Third-Party Websites and Service Providers

Links or references to third-party websites, lenders, attorneys, inspectors, contractors, insurers, mapping services, social networks, public agencies, and other providers are supplied for convenience. Unless expressly stated and properly disclosed, a link does not constitute a guarantee, warranty, or endorsement. Third parties operate independently and are responsible for their services, qualifications, fees, terms, privacy practices, and performance. Consumers should independently verify credentials, licensing, availability, fees, and written terms. Any material connection or compensation arrangement required to be disclosed by law shall be disclosed as required.

13. Privacy and Electronic Communications

Information submitted through website forms, registrations, inquiries, saved searches, appointment requests, or communications may be processed as described in the separate Privacy Policy. Depending on actual website configuration, technologies may include cookies, analytics, advertising pixels, customer relationship management systems, IDX tools, and third-party integrations. The Privacy Policy should accurately describe the website's actual data collection, use, disclosure, retention, and opt-out practices. This document is not a substitute for a Privacy Policy. Email, telephone, text, and automated marketing must comply with applicable consent, identification, recordkeeping, and opt-out requirements.

14. Website Availability and Security

The website and third-party features may be interrupted, delayed, unavailable, or affected by maintenance, outages, transmission errors, unauthorized activity, or other technical issues. No electronic transmission or website can be guaranteed completely secure, uninterrupted, or error-free. Visitors should exercise appropriate care when submitting information. Nothing herein excludes responsibility or liability that applicable law does not permit to be excluded.

15. Intellectual Property and Permitted Use

Website text, logos, design, photographs, video, articles, software, listing data, and other materials may be protected by copyright, trademark, license, database rights, or other law. Except as permitted by the rights holder or applicable law, visitors may not reproduce, distribute, modify, frame, scrape, create derivative works from, publicly display, or commercially exploit such materials. MLS PIN data and Images remain subject to MLS PIN rules and licenses. Unauthorized use may violate applicable law.

16. User Submissions

Visitors are responsible for the accuracy of information they submit and for having the right to submit any content or materials. Visitors shall not submit unlawful, defamatory, infringing, fraudulent, threatening, discriminatory, or confidential information through the website. A submission does not guarantee a response, appointment, showing, service, transaction, or representation relationship. Information sent through ordinary forms or email may not be secure or privileged.

17. Disclaimer of Warranties and Limitation of Liability

To the maximum extent permitted by applicable law, the website and general informational content are provided "as is" and "as available," without warranties of accuracy, completeness, availability, merchantability, fitness for a particular purpose, or non-infringement. To the maximum extent permitted by law, Barbas Homes and the Brokerage shall not be liable for indirect, incidental, special, consequential, exemplary, or punitive damages arising from use of, inability to use, or reliance on the website or general content. These limitations do not apply to liability that cannot lawfully be excluded or limited, and do not waive statutory rights, professional duties, obligations in a binding written agreement, or responsibility for conduct for which the law does not permit a disclaimer. Nothing herein is intended to excuse fraud, intentional misconduct, negligence, or a legal violation where such a disclaimer is prohibited.

18. Responsibility for Misuse

Visitors are responsible for their own unlawful misuse of the website, including unauthorized reproduction or commercial exploitation of listing data, infringement of intellectual property, or violation of applicable law. Nothing herein requires a consumer to indemnify a licensee or brokerage for that party's own negligence, misconduct, breach of duty, statutory violation, or other liability where such indemnification is prohibited by law.

19. No Modification of Agreements or Mandatory Disclosures

This document does not modify or replace a listing agreement, buyer representation agreement, purchase and sale agreement, lease, agency disclosure, property disclosure, privacy notice, or other signed contract or legally required disclosure. In the event of a conflict, applicable law and the relevant binding agreement control to the extent of the conflict.

20. Amendments and Governing Law

This document may be updated as laws, MLS PIN rules, Brokerage policies, vendors, or website features change. The current posted version applies to website use to the extent permitted by law. Massachusetts law applies where appropriate, without displacing mandatory laws or jurisdictional rules applicable to a particular matter. If any provision is held unenforceable, it shall be limited or severed only to the extent necessary, and the remaining provisions shall continue to apply to the extent permitted by law.

21. Brokerage Contact Information

Barbas Homes is affiliated with Keller Williams Boston Northwest. The brokerage's approved advertising name and current office address and telephone number must be verified with brokerage management before publication. The office information currently intended for display is: 59 Walden Street, Concord, Massachusetts 01742; telephone (978) 369-5775. Use the current brokerage-approved contact information displayed on the website.