

LANDLORE PROPERTY PROVIDER AGREEMENT

This Property Provider Agreement ("Agreement") supplements the LandLore Terms of Service and applies to each User who lists or makes a Property available for rent, lease, booking or sale ("Provider").

1. Relationship with Terms

The Terms of Service, Property Verification Policy, Listing Content Policy, Payment Policy and applicable transaction terms are incorporated by reference. If there is a conflict, transaction-specific terms prevail for that Transaction.

2. Provider Eligibility and Authority

The Provider warrants that it has legal capacity and lawful authority to list the Property. Where acting for another person, family, company, stool, skin, estate or developer, the Provider shall disclose that capacity and provide evidence of authority reasonably requested by LandLore.

3. Ownership and Property Disclosures

- a. The nature of the interest offered, including leasehold, customary interest or other lawful interest;
- b. Material co-ownership, family/stool/skin interests or consents required;
- c. Known litigation, competing claims, mortgages, charges, restrictions or encumbrances;
- d. Existing tenancies, occupiers or rights affecting possession;
- e. material defects or safety issues known to the Provider;
- f. Accurate location, price, rent, availability and material transaction conditions.

4. Documents and Verification

The Provider shall provide genuine, complete and legible documents requested for verification. Submission or review of a document does not, without an express statement by LandLore, amount to a legal opinion or guarantee of title.

5. Real Estate Agents and Representatives

A Provider acting as a real estate broker or agent shall maintain any licence or affiliation required by the Real Estate Agency Act, 2020 (Act 1047) and provide evidence on request. LandLore may verify professional status and suspend an account where licensing cannot be established.

6. Listing Standards

Listings must be truthful, current and not misleading. The Provider shall promptly update availability and remove or mark a Property unavailable when rented, reserved or sold.

7. Pricing, Fees and Taxes

LandLore's commercial model may include a commission on in-app rental, sale and service Transactions; semi-annual Host subscriptions; paid Boost Points or similar visibility products; advertising/partner revenue; and a disclosed percentage or service charge connected with long-term monthly rent.

The Provider is responsible for lawful pricing and applicable taxes, duties and levies. LandLore's fees and payout deductions will be disclosed through the Platform or applicable commercial schedule.

8. Bookings, Offers and Transactions

8.1 LandLore may support the Transaction by enabling in-app communication, viewings and payment. This transaction support does not make LandLore the lessor, seller or contracting principal in the underlying property agreement.

8.2 Where the Provider participates in a regulated real estate transaction through a licensed broker or agent, all applicable statutory payment, client-account, documentation and transaction-certificate requirements remain binding.

8.3 The Provider shall honour confirmed commitments subject to disclosed cancellation rules and applicable law. For property sales, a Platform inquiry or offer does not replace formal conveyancing documentation.

9. Content Licence

The Provider grants LandLore a non-exclusive, worldwide, royalty-free licence to host, reproduce, resize, display, distribute and promote Listing Content for operation and marketing of LandLore, during the Listing and for reasonable archival/compliance purposes.

10. Intellectual Property Warranty

The Provider warrants that it owns or has permission to use Listing Content and shall not upload copyrighted plans, photographs, trademarks or other materials without authority.

11. Safety and Property Condition

For occupied or visitable Properties, the Provider is responsible for taking reasonable steps to maintain lawful and safe premises, disclose known hazards and comply with applicable occupancy and safety requirements.

12. Payments, Refunds and Chargebacks

Payments and payouts are subject to the Payment, Cancellation & Refund Policy. LandLore may delay or reverse payout where reasonably necessary for a refund, chargeback, fraud review, legal requirement or unresolved dispute.

13. Provider Conduct

The Provider shall not discriminate unlawfully, harass Users, solicit prohibited off-platform payments, manipulate reviews, submit false documents or use LandLore for unlawful activity.

14. Complaints and Cooperation

The Provider shall cooperate in good faith with reasonable investigations of complaints, fraud, title disputes, safety incidents and payment disputes and provide relevant records.

15. Suspension and Removal

LandLore may reject, suspend or remove a Listing where ownership/authority cannot be substantiated, the Listing is misleading, there is a credible dispute or safety risk, or continued publication may expose Users or LandLore to legal or regulatory risk.

16. Indemnity

The Provider shall indemnify LandLore against third-party claims and reasonable losses arising from the Provider's lack of authority, false Listing, infringement, undisclosed material claim, unlawful conduct or breach of this Agreement, except to the extent caused by LandLore.

17. Termination

Either party may terminate this Agreement subject to outstanding Transactions, payment obligations, record retention and clauses intended to survive termination.

18. Governing Law and Disputes

This Agreement is governed by Ghanaian law and follows the dispute process in the Terms of Service.

Things to Note

Rent Act, 1963 (Act 220)

For premises governed by Act 220, a Provider shall not demand advance rent contrary to section 25(5). In particular, a monthly or shorter tenancy must not be conditioned on more than one month's rent in advance, and a tenancy exceeding six months must not be conditioned on more than six months' rent in advance.

Act 1047 regulated transactions

A Provider using a broker/agent must use a duly licensed practitioner where licensing is required. For transactions within Act 1047, statutory payment, agreement, client-account and Real Estate Transaction Certificate requirements must be observed.

Land Act, 2020 (Act 1036)

A Provider must supply sufficient and accurate land/property particulars, title/interest information, approved-plan references, consents and statutory approvals needed for the proposed transaction and registration. Platform verification does not cure a defective or unregistrable instrument.