

LANDLORE PROPERTY SEEKER AGREEMENT

This Agreement supplements the LandLore Terms of Service and applies to each User seeking accommodation, a tenancy, land or a home through the Platform ("Property Seeker").

1. Account and Information

The Property Seeker shall provide accurate identity and transaction information and complete any verification required for the relevant activity.

2. Inquiries, Viewings and Bookings

An inquiry or viewing request is not a guarantee of availability. A booking becomes confirmed only in accordance with the confirmation process displayed on the Platform and any required payment.

3. Tenancies and Short-Term Stays

Guests and tenants must comply with disclosed house rules, lawful occupancy limits, check-in/check-out requirements and the applicable tenancy or booking agreement. They are responsible for damage caused by them or their invitees beyond ordinary wear and tear, subject to applicable law.

4. Property Purchases

A land or home Listing is an invitation to engage unless the applicable transaction documents state otherwise. A transfer of an interest in land should be documented through the legally appropriate instrument and completed in accordance with Ghanaian law.

5. Independent Due Diligence

Before purchasing land or a home, the Buyer should obtain independent legal and professional advice and undertake appropriate searches, site inspection, survey/plan verification, seller-authority checks, encumbrance checks and review of transaction documents.

6. Meaning of Verification

LandLore verification has only the meaning stated in the Property Verification Policy. Unless expressly stated, it is not a warranty of title, value, physical condition, planning compliance or absence of competing claims.

7. Payments and Deposits

7.1 Eligible payments may be made in-app through LandLore's approved payment service provider. Where LandLore permits a cheque or other non-cash instrument to be delivered at its office, the payment will be handled through the approved transaction process. Cash shall not be accepted for a regulated real estate transaction where prohibited by applicable law.

7.2 The Property Seeker shall use approved payment channels where required. Payment, reservation, refund and chargeback rights are governed by the Payment, Cancellation & Refund Policy and transaction-specific terms.

8. Conduct and Safety

The Property Seeker shall act lawfully and respectfully during communications, viewings and occupation, comply with reasonable safety instructions, and promptly report suspected fraud, unsafe conditions or serious incidents.

9. Assumption of Ordinary Property Risks

LandLore does not control the day-to-day condition of third-party Properties. Nothing in this Agreement excludes rights or remedies that cannot lawfully be excluded, and no clause releases a Provider from liability for that Provider's own breach or wrongdoing.

10. Complaints

Complaints should be submitted promptly with supporting evidence under the Complaints & Dispute Escalation Policy. Safety-critical matters should also be reported to appropriate emergency authorities.

11. No Legal, Survey or Investment Advice

11.1 Users may request tenancy agreements, offers to purchase, reservation/deposit agreements, sale and purchase agreements and related professional services from independent partner lawyers through LandLore's third-party services. The lawyer, not LandLore, is responsible for the professional legal service and the resulting legal document.

11.2 Platform content, matching, recommendations, verification labels and support communications do not constitute legal, surveying, valuation, tax or investment advice unless expressly provided under a separate professional engagement.

12. Governing Law

This Agreement is governed by the laws of Ghana and the dispute provisions of the Terms of Service.

Things to Note

Rent Act protection

LandLore shall not design or enforce a rental payment flow that requires a tenant to pay advance rent in excess of section 25(5) of Act 220 where that Act applies.****

Land purchase formalities

A Buyer is advised that a platform Listing, verification badge, reservation payment or electronic acceptance does not itself transfer or register an interest in land. Conveyancing, stamping and registration remain governed by applicable land and stamp-duty law.

Electronic contracting

Act 772 generally supports electronic records, but section 4 excludes contracts for the sale or conveyance of immovable property or an interest in immovable property. Accordingly, LandLore may use electronic workflows for platform acceptance, communications, KYC, offers and records, but must not represent ordinary platform e-signature as sufficient by itself for a conveyance or contract for sale of land. Transaction counsel must determine the execution, stamping and registration formalities for the particular land instrument.

**** In practice it is different.