

CLEARSNAP LLC TERMS AND CONDITIONS

Last Updated: 3/20/2026

These Terms and Conditions (“Terms”) are a legally binding agreement between you, whether personally or on behalf of an entity (“you” or “Customer”), and Clearsnap LLC (“Clearsnap,” “we,” “us,” or “our”), governing your access to and use of the ClearSnap user portal currently located at clearsnap-usa.web.app, together with any related website, platform, software, reports, products, and services we make available (collectively, the “Services”).

Clearsnap LLC

101 Davis Street

Locust Valley, NY 11560

Email: info@clearsnapusa.com

By accessing or using the Services, you agree to be bound by these Terms. If you do not agree, you may not access or use the Services.

We may update these Terms from time to time. Any revised version will be effective upon posting unless otherwise stated. Your continued use of the Services after any update constitutes your acceptance of the revised Terms.

1. Our Services

The Services are intended for lawful business use by authorized users of title companies, settlement companies, real estate-related businesses, and other approved commercial users.

Clearsnap provides a software platform that assists users by generating informational search results, screenshots, PDF reports, parsed results, summaries, imported public record data, and related outputs for internal business use. The Services are provided solely for informational and administrative support purposes.

Nothing made available through the Services constitutes title insurance, a title commitment, a title policy, a certified abstract, a legal opinion, an underwriting determination, a title clearance determination, or an insurability determination.

Clearsnap does not guarantee, insure, certify, or warrant the correctness, completeness, timeliness, legal sufficiency, legal effect, validity, or enforceability of any search, screenshot, imported record, parsed result, PDF, continuation report, sanctions-related result, patriot related result, or other output generated through the Services.

You are solely responsible for independently reviewing, interpreting, confirming, and verifying all information obtained through the Services before relying on it for any title report, title exception, underwriting determination, title clearance decision, closing decision, legal analysis, compliance review, or other business or legal purpose. You may not rely on any output generated through the Services as a substitute for your own professional review. Clearsnap does not provide legal advice, underwriting

advice, title clearance advice, compliance advice, or insurability opinions. Any sanctions-related, patriot related, watchlist-related, or similar screening function made available through the Services is provided solely as an informational screening aid. Clearsnap does not determine whether any person or entity is a true match, blocked person, sanctioned party, prohibited counterparty, or otherwise subject to legal restriction.

The Services may display, compile, parse, transform, summarize, reproduce, or report information obtained from public records, public databases, open-data portals, government websites, downloadable government source files, and other third-party sources. Clearsnap does not control such external sources and is not responsible for errors, omissions, delays, inconsistencies, unavailable systems, removed content, changed content, invalid records, ineffective records, or inaccurate source material supplied by any public agency, website operator, or third party.

Outputs generated through the Services are for informational purposes only and are not themselves official, certified, legally operative, or government-issued records. If an official, certified, or legally operative record

is required, you are solely responsible for obtaining that record from the appropriate governmental office, agency, or original source.

The Services may rely on exact matches, partial matches, approximate matches, parsing logic, imported public source files, and website-rendered results. Because such methods may produce false positives, false negatives, duplicates, outdated records, incomplete results, formatting anomalies, or non-matches, Clearsnap does not warrant that any report identifies all relevant records or only relevant records.

Screenshots, PDFs, summaries, exports, and other outputs generated through the Services may not reproduce every element of a live source page exactly as displayed on the original website at the time of viewing. You are solely responsible for independently reviewing source materials where complete display fidelity or official source presentation is required.

You are solely responsible for the accuracy, completeness, legality, and appropriateness of all names, title numbers, entity names, search terms, and other information

submitted through the Services. Clearsnap is not responsible for inaccurate, incomplete, duplicate, misleading, or improperly formatted user-submitted information or for any output resulting from such information.

The Services are intended solely for authorized internal business use. You may not use the Services or any output for consumer reporting purposes, including determining eligibility for credit, insurance, employment, housing, tenant screening, consumer lending, debt collection, or any purpose regulated by the Fair Credit Reporting Act or similar law.

Accounts may be created only by Clearsnap, a super administrator, or an authorized firm administrator. Public self-registration may be unavailable or restricted. Access to the Services may be controlled by account role, firm assignment, and, where applicable, sub-tenant assignment. Customer is responsible for its administrators, users, permissions, password security, and all activity occurring under accounts associated with its organization.

Submission of an interest form, contact request, or onboarding inquiry does not create an account, subscription, partnership, or service obligation on the part of Clearsnap.

Report requests may be queued, delayed, interrupted, fail, require retry, or be reprocessed due to source-site changes, technical issues, parsing issues, imported-data issues, connectivity issues, third-party interruptions, or other operational causes. Clearsnap does not guarantee uninterrupted processing or successful completion of every report request.

Generated PDFs, screenshots, and related downloadable files may be hosted for a limited period, including up to one (1) year from generation, unless otherwise stated by Clearsnap. After that time, files may expire, become unavailable, or require refresh, restoration, or regeneration.

Archived reports may be removed from standard user views while remaining stored. Deleted reports and deleted data may be permanently removed and may not be

recoverable. Clearsnap may also maintain imported source records, updated source records, historical records, report metadata, and administrative records for operational, analytical, historical, audit, security, billing, support, and reporting purposes in accordance with its internal retention practices.

The Services may depend on third-party hosting providers, storage providers, communications providers, payment processors, public-data sources, and external websites. Clearsnap is not responsible for outages, delays, suspensions, formatting changes, access restrictions, data removal, or service degradation caused by any third-party provider or external source.

Clearsnap may modify, suspend, or discontinue any feature, data source, import process, screenshot process, parser, search workflow, report format, or other functionality at any time.

Subject to these Terms, Clearsnap grants you a limited, non-exclusive, non-transferable, revocable right to access and use the Services and related outputs during the applicable subscription term solely for your internal

business purposes.

You may not resell, sublicense, republish, redistribute, commercially exploit, compile, data-vend, scrape, harvest, extract, index, monitor, store, or use the Services or any outputs to create or supplement any collection, compilation, dataset, model, directory, search index, database, commercial information service, or competing product without our prior written consent.

Clearsnap maintains administrative, technical, and physical safeguards designed to protect information maintained through the Services in accordance with applicable law. However, no electronic system can be guaranteed to be completely secure.

We may suspend accounts, restrict access, reset credentials, remove content, invalidate links, or take other protective action where we reasonably believe such action is necessary to protect the Services, data, users, systems, or third parties from security risks, misuse, unlawful activity, or operational harm.

You consent to receive account notices, legal notices,

service notices, renewal reminders, invoices, password notices, support messages, and other communications from Clearsnap electronically, including by email, in platform message, or posted notice.

Subscriptions do not renew automatically unless expressly stated in a separate signed writing. Clearsnap may contact Customer before the end of the then-current term to determine whether Customer wishes to renew.

2. Intellectual Property Rights

Unless otherwise indicated, the Services and all source code, databases, functionality, software, website designs, text, graphics, photographs, logos, trademarks, service marks, reports, templates, documents, compilations, and other content made available through the Services are owned by or licensed to Clearsnap and are protected by applicable intellectual property laws.

Subject to your compliance with these Terms, Clearsnap grants you a limited, non-exclusive, non-transferable, revocable license to access and use the Services solely for

your internal business purposes.

Except as expressly permitted in these Terms, no part of the Services or any content made available through them may be copied, reproduced, republished, uploaded, posted, publicly displayed, encoded, translated, transmitted, distributed, sold, licensed, reverse engineered, or otherwise exploited for any commercial purpose without our prior written permission.

3. User Representations

By using the Services, you represent and warrant that:

1. all information you submit will be true, accurate, current, and complete;
2. you will maintain the accuracy of such information and update it as necessary;
3. you have the legal capacity and authority to agree to these Terms;

4. you are at least eighteen (18) years old;
5. you will not access the Services through automated or non-human means except as expressly authorized by us;
6. you will not use the Services for any illegal or unauthorized purpose; and
7. your use of the Services will not violate any applicable law, regulation, contract, or third-party right.

If you provide information that is untrue, inaccurate, not current, or incomplete, we may suspend or terminate your access and refuse current or future use of the Services.

4. User Registration and Accounts

Access to the Services may require an account created by Clearsnap, a super administrator, or an authorized firm administrator. We reserve the right to approve, reject,

suspend, or remove accounts in our discretion.

You are responsible for maintaining the confidentiality of your credentials and for all activity that occurs under your account. You agree to notify us immediately of any unauthorized use of your account or password.

Where temporary passwords are issued, you are responsible for promptly changing them and maintaining account security. Customer is responsible for the activities of its authorized users, administrators, and sub-tenant users.

5. Fees and Billing

Customer agrees to pay all fees and charges applicable to its selected services, usage, billing tier, and any optional add-on services, as set forth in the applicable order form, invoice, pricing schedule, subscription agreement, or other written pricing communication issued by Clearsnap.

Clearsnap may modify pricing prospectively upon prior notice. Unless otherwise stated in writing, all fees are non-refundable and are due in accordance with the payment terms specified in the applicable invoice or billing arrangement.

Payments may be processed by Clearsnap or through one or more third-party payment processors designated by Clearsnap. By providing payment information, Customer authorizes Clearsnap and its payment processor(s) to charge the applicable payment method for all amounts due.

If Customer elects automatic payment, Customer authorizes recurring or automated charges as applicable to the selected billing arrangement. If Customer elects to pay by invoice, all invoiced amounts must be paid in full on or before the stated due date. If Clearsnap accepts payment by check, payment is not deemed received until funds clear.

We may suspend or restrict access to the Services for nonpayment, failed payment, chargeback, returned payment, or material risk of nonpayment.

Customer is responsible for all applicable taxes, duties, levies, and governmental charges associated with its use of the Services, excluding taxes based solely on Clearsnap's net income.

6. Prohibited Activities

You may not access or use the Services for any purpose other than that for which we make them available. You agree not to:

1. systematically retrieve data or other content from the Services to create or compile a collection, database, directory, dataset, index, or similar compilation without our written permission;
2. trick, defraud, or mislead us or other users, especially in an attempt to learn sensitive account information such as passwords;
3. circumvent, disable, or otherwise interfere with security-related features of the Services;
4. disparage, tarnish, or otherwise harm Clearsnap, the

Services, or our reputation;

5. use information obtained from the Services to harass, abuse, or harm another person;
6. make improper use of our support services or submit false reports of abuse or misconduct;
7. use the Services in a manner inconsistent with applicable laws or regulations;
8. frame or link to the Services without authorization;
9. upload or transmit viruses, Trojan horses, malware, spam, or other disruptive material;
10. use automated systems, including spiders, robots, scrapers, bots, data-mining tools, offline readers, or similar extraction tools, except as expressly authorized by us;
11. delete any copyright or proprietary rights notice from any content;
12. impersonate another person or use another user's credentials;
13. upload or transmit any material that acts as a passive or active information collection or transmission mechanism, including spyware, web bugs, or similar technology;

- 14.interfere with, disrupt, or create an undue burden on the Services or related networks;
- 15.harass, annoy, intimidate, or threaten our employees, contractors, or agents;
- 16.bypass any measures designed to prevent or restrict access to the Services;
- 17.copy, adapt, reverse engineer, decompile, disassemble, or otherwise attempt to derive the source code of any software comprising the Services, except as expressly permitted by applicable law;
- 18.use the Services to build, support, benchmark, improve, or train a competing product, service, database, workflow tool, or data-vending operation;
- 19.resell, sublicense, republish, redistribute, or commercially exploit the Services or outputs as a standalone data product or service;
- 20.use the Services or outputs for consumer reporting purposes, including eligibility decisions for employment, housing, credit, insurance, lending, debt collection, or tenant screening; or
- 21.collect usernames, email addresses, or other user data for sending unsolicited communications or creating

accounts by automated means or false pretenses.

7. User Submissions and Feedback

If you provide us with feedback, suggestions, ideas, enhancement requests, support inquiries, comments, or other submissions regarding the Services, you grant us a worldwide, perpetual, irrevocable, royalty-free, fully paid-up right to use, reproduce, modify, adapt, publish, display, and otherwise exploit such submissions for any lawful purpose, without compensation to you.

You represent that any submission you provide is accurate, lawful, and does not violate the rights of any third party.

8. Third-Party Websites, Tools, and Services

The Services may contain links to, rely upon, interoperate with, or use information from third-party websites,

databases, public agencies, payment processors, platforms, tools, and service providers. Such third-party services are not controlled by Clearsnap, and we do not monitor, endorse, or assume responsibility for their content, policies, availability, practices, or legal terms. Your use of any third-party website or service is at your own risk and subject to that third party's own terms and policies.

9. Privacy

Please review our Privacy Policy, which is incorporated into these Terms by reference. By using the Services, you agree to be bound by our Privacy Policy.

10. Service Availability and Modifications

We reserve the right to change, modify, suspend, or remove the Services, in whole or in part, at any time and

for any reason, with or without notice. We do not guarantee that the Services will be available at all times. We are not liable for any modification, suspension, interruption, delay, error, or discontinuance of the Services.

11. Term and Termination

These Terms remain in full force and effect while you use the Services.

We may, in our sole discretion and without notice or liability, deny access to and use of the Services, suspend accounts, terminate accounts, invalidate links, remove content, or take other protective action for any reason, including if we believe you have violated these Terms, applicable law, or used the Services in a manner that creates risk to us, our users, source providers, or third parties.

If your account is terminated or suspended, you are

prohibited from creating a new account under your name, a false name, or the name of any third party without our written permission.

Any provisions that by their nature should survive termination shall survive, including intellectual property, payment obligations, disclaimers, limitations of liability, indemnification, dispute provisions, and restrictions on use of outputs or data.

12. Disclaimers

THE SERVICES ARE PROVIDED ON AN “AS IS” AND “AS AVAILABLE” BASIS.

TO THE FULLEST EXTENT PERMITTED BY LAW, CLEARSNAP DISCLAIMS ALL WARRANTIES, EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, ACCURACY, COMPLETENESS, CURRENCY, AVAILABILITY, RELIABILITY, AND

UNINTERRUPTED OPERATION.
WITHOUT LIMITING THE FOREGOING,
CLEARSNAP DOES NOT WARRANT
THAT:

1. THE SERVICES WILL MEET YOUR REQUIREMENTS;
2. THE SERVICES WILL BE UNINTERRUPTED, TIMELY, SECURE, OR ERROR-FREE;
3. ANY OUTPUT, REPORT, RESULT, SCREENSHOT, IMPORTED RECORD, OR OTHER CONTENT WILL BE ACCURATE, COMPLETE, CURRENT, VALID, EFFECTIVE, OFFICIAL, CERTIFIED, OR LEGALLY SUFFICIENT;
4. ANY EXTERNAL SOURCE WILL REMAIN AVAILABLE OR CONTINUE TO PERMIT ACCESS; OR
5. ANY DEFECTS OR ERRORS WILL BE CORRECTED.

ANY RELIANCE YOU PLACE ON THE SERVICES

OR ANY OUTPUT IS SOLELY AT YOUR OWN RISK.

13. Limitation of Liability

TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT SHALL CLEARSNAP, ITS AFFILIATES, MEMBERS, MANAGERS, OFFICERS, EMPLOYEES, CONTRACTORS, AGENTS, LICENSORS, OR SERVICE PROVIDERS BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFITS, LOSS OF REVENUE, LOSS OF BUSINESS, LOSS OF GOODWILL, LOSS OF DATA, OR BUSINESS INTERRUPTION, ARISING OUT OF OR RELATING TO YOUR USE OF THE SERVICES OR THESE TERMS, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TO THE FULLEST EXTENT PERMITTED BY LAW, CLEARSNAP'S TOTAL LIABILITY TO YOU FOR ANY CLAIM ARISING OUT OF OR RELATING TO THE SERVICES OR THESE TERMS SHALL NOT EXCEED THE AMOUNT PAID BY YOU TO

CLEARSNAP FOR THE SERVICES DURING THE THREE (3) MONTHS IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO THE CLAIM. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THESE TERMS, NOTHING IN THESE TERMS SHALL EXCLUDE OR LIMIT LIABILITY TO THE EXTENT SUCH LIABILITY CANNOT BE EXCLUDED OR LIMITED UNDER APPLICABLE LAW, INCLUDING LIABILITY ARISING FROM GROSS NEGLIGENCE, WILLFUL MISCONDUCT, FRAUD, OR INTENTIONAL WRONGDOING.

ANY INSURANCE MAINTAINED BY CLEARSNAP IS MAINTAINED SOLELY FOR ITS OWN RISK MANAGEMENT PURPOSES. THE EXISTENCE OF INSURANCE SHALL NOT BE CONSTRUED TO EXPAND CLEARSNAP'S DUTIES, LIABILITIES, OR OBLIGATIONS UNDER THESE TERMS, NOR TO INCREASE ANY LIMITATION OF LIABILITY, CREATE ANY INDEMNITY OBLIGATION NOT EXPRESSLY STATED HEREIN, OR GUARANTEE COVERAGE FOR ANY PARTICULAR CLAIM, LOSS, OR DAMAGE.

14. Indemnification

You agree to defend, indemnify, and hold harmless Clearsnap, its affiliates, members, managers, officers, employees, contractors, agents, licensors, and service providers from and against any claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or related to:

1. your use of the Services;
2. your submitted data, searches, or other inputs;
3. your violation of these Terms;
4. your misuse of any output generated through the Services;
5. your violation of any law, regulation, or third-party policy applicable to your use of the Services; or
6. your infringement or violation of the rights of any third party.

We reserve the right, at your expense, to assume the exclusive defense and control of any matter subject to indemnification by you.

15. Compliance With Law

You agree to use the Services in compliance with all applicable federal, state, and local laws, rules, regulations, and governmental requirements, including laws relating to privacy, data protection, sanctions compliance, title practices, communications, payments, and record use.

Nothing in these Terms shall be construed to make Clearsnap a title insurance corporation, title insurer, title insurance agent, guarantor of search correctness, or provider of legal or underwriting opinions. To the extent any regulated title, insurance, legal, or underwriting function is required, Customer remains solely responsible for obtaining that function from a properly authorized source.

16. Governing Law

These Terms and your use of the Services are governed by and construed in accordance with the laws of the State of New York, without regard to conflict of law principles.

17. Dispute Resolution

Any legal action or proceeding arising out of or relating to these Terms or the Services shall be brought exclusively in the state or federal courts located in Nassau County, New York, or, if no such federal venue is available, in the appropriate courts of the State of New York. You consent to the personal jurisdiction of such courts and waive any objection based on venue or inconvenient forum.

Nothing in this section shall prevent Clearsnap from seeking injunctive or equitable relief in any court of competent jurisdiction for unauthorized access, misuse of the Services, misuse of data, intellectual property

infringement, breach of confidentiality, violation of data use restrictions, or other conduct that may cause irreparable harm.

18. Corrections

There may be information on the Services that contains typographical errors, inaccuracies, or omissions, including descriptions, availability, or functionality. We reserve the right to correct any errors, inaccuracies, or omissions and to change or update information at any time, without prior notice.

19. Electronic Communications, Transactions, and Signatures

Visiting the Services, sending us emails, completing online forms, and using the Services constitute electronic communications. You consent to receive electronic communications, and you agree that all agreements, notices, disclosures, invoices, reminders, records, and

other communications we provide to you electronically satisfy any legal requirement that such communication be in writing.

You further agree to the use of electronic signatures, contracts, orders, records, and other communications, and to electronic delivery of notices, policies, and records of transactions initiated or completed by us or through the Services.

20. Miscellaneous

These Terms, together with any applicable order form, invoice, subscription agreement, pricing schedule, and Privacy Policy, constitute the entire agreement between you and Clearsnap regarding the Services.

Our failure to exercise or enforce any right or provision of these Terms shall not operate as a waiver of such right or provision.

If any provision of these Terms is determined to be

unlawful, void, or unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.

These Terms may not be assigned by you without our prior written consent. We may assign our rights and obligations under these Terms at any time.

Nothing in these Terms creates any joint venture, partnership, employment, fiduciary, agency, or franchise relationship between you and Clearsnap. Nothing in these Terms shall be construed to create any insurance obligation, title guaranty, certified abstract obligation, fiduciary duty, or professional duty not expressly assumed in a separately signed writing executed by Clearsnap.

21. Contact Us

If you have questions regarding these Terms or the Services, please contact us at:

Clearsnap LLC

101 Davis Street

Locust Valley, NY 11560

Email: info@clearsnapusa.com

22. Optional Report Disclaimer

Clearsnap may include the following or substantially similar disclaimer within reports generated through the Services:

“This report is provided by Clearsnap LLC for informational purposes only. It is not title insurance, a title opinion, legal advice, or a guarantee or certification of the correctness, completeness, legal effect, validity, or official status of any search result. All information must be independently reviewed, interpreted, and verified by the user before reliance for title, underwriting, legal, compliance, or business purposes.”