

PRIVACY POLICY

Effective Date: February 25, 2026

Nebraska Lifestyles Property Management (“Nebraska Lifestyles,” “we,” “our,” or “us”) respects your privacy and is committed to protecting your personal information. This Privacy Policy explains how we collect, use, share, and safeguard information when you interact with us, including through our website, applications, tenant portal, owner portal, text messaging program, and related services (collectively, the “Services”).

By using our Services, you agree to this Privacy Policy.

1. Scope of This Policy

This Privacy Policy applies to:

- Prospective tenants
- Current and former tenants
- Property owners
- Vendors and contractors
- Website visitors
- Individuals who communicate with us

This Policy does not apply to third-party websites or services that may be linked from our website. Those third parties maintain their own privacy policies.

2. Information We Collect

We collect personal information as necessary to provide property management and leasing services and to comply with legal obligations.

A. Information You Provide Directly

When you apply for a rental, lease a property, request services, or contact us, we may collect:

- Full name
- Mailing address

- Email address
- Phone number
- Date of birth
- Government-issued identification
- Social Security number (for screening purposes)
- Employment and income information
- Rental history
- Bank account or payment information
- Emergency contact information
- Vehicle information (if required for property parking)

If you choose not to provide required information, we may be unable to process your application or provide services.

B. Information Collected Automatically

When you visit our website or use our online portals, we may automatically collect:

- IP address
 - Browser and device information
 - Pages viewed
 - Date and time of visits
 - Usage activity
 - Cookie and tracking data
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C. Information From Third Parties

We may receive information from:

- Tenant screening providers (credit, criminal, eviction history)
- Background check services

- Payment processors
- Government agencies
- Utility providers
- Prior landlords
- Property owners
- Vendors and service providers

Each third party processes information according to its own privacy practices.

3. How We Use Your Information

We use personal information to:

- Process rental applications
- Conduct background and credit screenings (with authorization)
- Verify income and identity
- Draft and enforce lease agreements
- Process rent and other payments
- Coordinate maintenance and repairs
- Communicate regarding accounts and properties
- Provide owner management services
- Comply with federal, state, and local laws
- Detect fraud and protect against illegal activity
- Improve our website and services
- Conduct marketing (where permitted by law)

We do **not** sell your personal information.

4. How We Share Information

We may share your information as necessary to operate our business, including with:

- Property owners
- Maintenance vendors and contractors
- Tenant screening providers
- Payment processing companies
- Insurance providers
- Accountants, auditors, and legal advisors
- Government agencies when required by law

Service providers are contractually limited to using information only for authorized purposes.

We may also disclose information:

- To comply with subpoenas, court orders, or legal processes
- To enforce lease agreements or contracts
- To protect the rights, property, or safety of Nebraska Lifestyles, our clients, or others
- In connection with a business transfer, merger, or sale

5. SMS / Mobile Messaging Program (TCPA Compliance)

Nebraska Lifestyles operates a mobile messaging program to send transactional and operational text messages related to:

- Property showings
- Application updates
- Lease communications
- Rent reminders
- Maintenance scheduling
- Account notifications

Consent

By providing your mobile number to us, you consent to receive recurring text messages from Nebraska Lifestyles. Messages may be sent using automated technology.

- Message and data rates may apply.
- Message frequency varies.
- Consent is not a condition of renting or purchasing services.

Opt-Out

You may opt out at any time by replying:

STOP, CANCEL, UNSUBSCRIBE, or QUIT

You may receive a confirmation message after opting out.

For assistance, reply HELP or contact our office directly.

We do not sell or share mobile phone numbers for third-party marketing purposes.

6. Marketing Communications

You may receive marketing emails or communications from us where permitted by law.

You may unsubscribe from marketing emails by clicking the “unsubscribe” link or contacting us directly.

Even if you opt out of marketing messages, we may still send transactional communications related to your rental, application, lease, or account.

7. Data Retention

We retain personal information as long as necessary to:

- Fulfill contractual obligations
- Comply with legal requirements
- Meet tax, accounting, and regulatory obligations
- Protect against potential legal claims

Even after deletion, some information may remain in backup systems for a limited time.

8. Data Security

We use industry-standard safeguards, including Secure Socket Layer (SSL) encryption, to protect sensitive information transmitted through our website.

However, no system can guarantee complete security. In the event of a data breach, we will comply with applicable notification laws.

9. Cookies and Tracking Technologies

Our website uses cookies and similar tracking technologies to:

- Improve website functionality
- Analyze site traffic
- Remember user preferences
- Support advertising and marketing efforts

You may disable cookies in your browser settings, though some website features may not function properly.

We may use analytics tools such as Google Analytics to better understand website usage.

10. Children's Privacy

Our Services are not directed to individuals under 18 years of age. We do not knowingly collect personal information from children.

11. Your Rights

Subject to applicable law, you may have the right to:

- Request access to your personal information
- Request corrections
- Request deletion (subject to legal obligations)
- Withdraw consent where applicable

To make a request, contact us using the information below.

12. Changes to This Policy

We may update this Privacy Policy periodically. Updates will be posted on our website with a revised Effective Date.

13. Contact Information

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