

## **TERMS & CONDITIONS**

**Effective Date: February 25, 2026**

Welcome to Nebraska Lifestyles Property Management (“Nebraska Lifestyles,” “we,” “our,” or “us”). These Terms & Conditions (“Terms”) govern your use of our website, online portals, applications, and related services (collectively, the “Services”).

By accessing or using our Services, you agree to be bound by these Terms.

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### **1. Website Use**

You agree to use our website and Services only for lawful purposes. You may not:

- Submit false, inaccurate, or misleading information
- Attempt to gain unauthorized access to our systems
- Interfere with website functionality
- Upload malicious code or harmful material
- Use our website in violation of any applicable law

We reserve the right to suspend or restrict access for violations of these Terms.

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### **2. Property Listings & Availability**

All property listings, rental rates, availability dates, and descriptions are subject to change without notice.

Submission of a rental application does not guarantee:

- Property availability
- Approval
- Reservation of a unit
- Lease execution

A property is not secured until a lease agreement is fully executed and required funds are received.

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### **3. Rental Applications**

By submitting a rental application, you authorize Nebraska Lifestyles to:

- Verify identity
- Conduct credit screening
- Conduct criminal background screening
- Verify income and employment
- Verify rental history

Application fees are non-refundable unless otherwise required by law.

Approval decisions are made in accordance with our written rental criteria and federal and Nebraska Fair Housing laws.

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### **4. Online Payments**

Online payments are processed through third-party payment providers.

You agree that:

- You are authorized to use the selected payment method
- All payment information provided is accurate
- You are responsible for any transaction fees imposed by your bank or payment processor

Nebraska Lifestyles is not responsible for processing delays, payment gateway errors, or third-party system failures.

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### **5. Maintenance Requests**

Maintenance requests submitted through our website or tenant portal are not considered emergencies unless explicitly stated.

Tenants must follow emergency procedures outlined in their lease agreement for urgent matters.

Submission of a maintenance request does not guarantee immediate service.

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## **6. SMS / Mobile Messaging Terms**

Nebraska Lifestyles operates a mobile messaging program for transactional and operational communications.

By providing your mobile phone number, you:

- Consent to receive recurring text messages
- Agree messages may be sent using automated technology
- Acknowledge that message and data rates may apply
- Understand that consent is not a condition of renting

You may opt out at any time by replying:

STOP, CANCEL, UNSUBSCRIBE, or QUIT

You may receive a confirmation message after opting out.

For help, reply HELP or contact our office directly.

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

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## **7. Intellectual Property**

All content on this website, including:

- Text
- Logos
- Graphics
- Images
- Branding
- Layout

is the property of Nebraska Lifestyles Property Management and may not be copied, reproduced, distributed, or used without written permission.

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## **8. No Professional Advice**

Information provided on this website is for general informational purposes only and does not constitute legal, financial, or professional advice.

Users should consult appropriate professionals regarding specific legal or financial matters.

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## **9. Disclaimer of Warranties**

Our Services are provided “as is” and “as available.”

We make no warranties, express or implied, regarding:

- Website availability
  - Accuracy of information
  - Uninterrupted service
  - Freedom from errors or viruses
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## **10. Limitation of Liability**

To the fullest extent permitted by Nebraska law, Nebraska Lifestyles shall not be liable for any:

- Indirect
- Incidental
- Consequential
- Special
- Punitive damages

arising from use of our website or Services.

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## **11. Indemnification**

You agree to indemnify and hold harmless Nebraska Lifestyles, its owners, employees, agents, and affiliates from any claims, damages, losses, or expenses arising from:

- Your use of the Services

- Violation of these Terms
  - Violation of applicable laws
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## **12. Third-Party Links**

Our website may contain links to third-party websites or services. We are not responsible for the content, privacy practices, or operation of those third parties.

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## **13. Governing Law**

These Terms shall be governed by and interpreted in accordance with the laws of the State of Nebraska.

Any disputes arising under these Terms shall be resolved in the appropriate courts located in Nebraska.

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## **14. Modifications**

We reserve the right to modify these Terms at any time. Updated versions will be posted on our website with a revised Effective Date.

Continued use of our Services after changes are posted constitutes acceptance of the revised Terms.

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## **15. Contact Information**

Nebraska Lifestyles Property Management  
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