

Terms and Conditions

Effective Date: May 6, 2025

Last Updated: May 6, 2025

Welcome to Brrrrly ("the App"). By downloading, installing, or using the App, you ("User", "you", or "your") agree to be bound by the following terms and conditions ("Terms"). If you do not agree to these Terms, you must not use the App.

1. Description of Service

Brrrrly is a mobile application developed by Brrrrly LLC ("Company", "we", "our", or "us") to assist real estate investors using the BRRRR (Buy, Rehab, Rent, Refinance, Repeat) method. The App includes features such as:

- Vendor management and contact organization
- Task tracking and reminders
- Deal analysis and financial calculators
- Automated email generation for certain tasks

This App is intended as a productivity and organizational tool only. The App is not intended to teach anyone how to invest in real estate. It does not constitute financial, legal, tax, or investment advice.

2. No Professional Advice

The content, tools, calculators, and other materials provided through the App are for informational purposes only. All analysis results, estimates, projections, or other output are based solely on the data entered by the user.

We do not guarantee the accuracy or reliability of any output or conclusions generated by the App. Users are solely responsible for verifying all information and should consult licensed professionals (including but not limited to attorneys, financial advisors, tax professionals, and real estate experts) before making any financial or investment decisions.

YOUR USE OF THE APP AND ITS CONTENT IS AT YOUR OWN RISK. THE APP IS PROVIDED "AS IS" AND "AS AVAILABLE" WITHOUT ANY WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED. WE DISCLAIM ALL WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.

3. User Responsibilities

You agree that:

- You are solely responsible for the accuracy, completeness, and legality of all data entered into the App.
 - You will not use the App for any unlawful, unethical, or unauthorized purposes.
 - You will maintain the confidentiality of your login credentials and restrict access to your device.
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4. No Liability for Losses

To the maximum extent permitted by applicable law, Brrrrly LLC shall not be liable for any direct, indirect, incidental, consequential, or punitive damages arising out of your use of the App, including but not limited to:

- Loss of investment capital
 - Missed opportunities
 - Errors in financial calculations
 - Data loss or corruption
 - System outages or interruptions
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5. Data Preservation and Limitations

We make commercially reasonable efforts to safeguard user data; however, we do not guarantee that data stored within the App will be secure or preserved indefinitely.

By using the App, you acknowledge that:

- Data may be lost, corrupted, or rendered inaccessible due to bugs, hardware failure, user error, or other unforeseen issues.
 - We recommend keeping a copy of your data externally.
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6. Modifications to the App and Terms

We reserve the right to modify or discontinue any part of the App at any time without notice. We may also revise these Terms from time to time by updating this page. Continued use of the App after any such updates constitutes your acceptance of the revised Terms.

7. Intellectual Property

All content, features, and functionality within the App (excluding user-provided data) are owned by Brrrrly LLC and are protected under intellectual property laws. You are granted a limited, non-exclusive, non-transferable license to use the App for its intended purpose.

You may not reproduce, distribute, modify, or create derivative works from any content without our express written permission.

8. Termination

We may terminate or suspend your access to the App at our discretion, without prior notice, if you violate these Terms or engage in any behavior that we deem harmful to the App, its users, or our business interests.

Upon termination, your right to use the App will immediately cease.

9. Governing Law

These Terms shall be governed by and construed in accordance with the laws of the State of **Wyoming**, without regard to its conflict of law principles. You agree to submit to the exclusive jurisdiction of the courts located in **Laramie County, Wyoming** for any disputes arising out of or relating to these Terms or your use of the App.

10. Contact Information

For questions about these Terms or the App, please contact us at:

Brrrrly LLC
30 N Gould St Ste R
Sheridan, WY 82801
info@brrrrly.com

Acknowledgment

By using the App, you acknowledge that you have read, understood, and agree to be bound by these Terms and Conditions.