Terms and Conditions

Effective Date: October 9, 2026

Welcome to **Miss Mendez Real Estate** ("we," "us," or "our"). These Terms and Conditions govern your access to and use of our website, property listing services, contact forms, and related features. By accessing or using this website, you agree to be bound by these Terms and Conditions. If you do not agree to these terms, please discontinue use of the website immediately.

1. Services Provided

This website serves as a real estate lead generation and property showcase platform. It provides information regarding residential real estate, property listings, real estate market insights, and tools to submit inquiry forms to schedule property showings or request further information from Yvette Mendez, a licensed real estate professional affiliated with La Rosa Realty Kissimmee.

2. Real Estate Information Disclaimer

All property listings, descriptions, square footage estimates, pricing, lot sizes, HOA fees, and availability details provided on this website are for informational purposes only and are subject to change, prior sale, or withdrawal without notice:

- **Accuracy:** While we strive to present accurate and current property information, we do not guarantee or warrant the accuracy, completeness, or reliability of any listing details provided on this site.
- **Independent Verification:** Buyers, sellers, and site visitors are strongly advised to independently verify all property information, including measurements, disclosures, boundaries, and legal status, with appropriate professionals (e.g., licensed appraisers, inspectors, or title agents).
- **Non-Binding:** Nothing on this website constitutes a binding offer to sell or lease real estate property. Formal agreements require executed legal contracts.

3. Professional Relationship & Licensing

Yvette Mendez is a licensed Florida Real Estate Sales Associate (License No. SL3322419) operating under **La Rosa Realty Kissimmee** (located at 3040 Loopdale Ln, Kissimmee, FL 34741). Browsing this website or submitting an inquiry form does not, by itself, create a broker-client agency relationship until a formal, written real estate representation agreement is executed.

4. User Responsibilities & Conduct

By submitting information through forms on this website, you represent and agree that:

- All information you provide (such as your name, email address, and phone number) is true, accurate, and current.
- You will not use this website for any unlawful purpose, fraudulent activity, or unauthorized commercial solicitation.
- You will not attempt to disrupt or compromise the website's infrastructure, security features, or accessibility.

5. Communication Consent & Opt-Out

By providing your telephone number and email address through our contact forms, you expressly consent to receive communications (including phone calls, text messages/SMS, and emails) from Yvette Mendez Real Estate regarding property listings, market updates, and real estate services.

- Standard text messaging and data rates may apply.
- You may opt out of receiving SMS messages at any time by replying "STOP" to any text message.
- You may unsubscribe from marketing emails by clicking the "Unsubscribe" link included at the bottom of our emails.

6. Intellectual Property

All content on this website—including logos, designs, text, graphics, branding elements, photographs, layout, and software—is the intellectual property of Yvette Mendez Real Estate or its content licensors and is protected by applicable copyright, trademark, and intellectual property laws. Reproduction, redistribution, or unauthorized commercial use of any content without prior written permission is prohibited.

7. Third-Party Links & Services

This website may contain links to external third-party websites, including brokerage platforms, property MLS systems, or social media networks. We do not control, endorse, or accept responsibility for the content, privacy policies, or practices of third-party websites.

8. Limitation of Liability

To the fullest extent permitted by applicable law, Yvette Mendez Real Estate, La Rosa Realty Kissimmee, and their agents or affiliates shall not be liable for any direct, indirect, incidental, consequential, or punitive damages arising from:

- Your use of, or inability to use, this website or its services.

- Inaccuracies, errors, or omissions in any property listing or website content.
- Any unauthorized access to or alteration of your personal data submissions.

9. Governing Law

These Terms and Conditions shall be governed by, construed, and enforced in accordance with the laws of the State of Florida, without regard to its conflict of law principles. Any legal action or proceeding related to this website shall be brought exclusively in state or federal courts located in Osceola County, Florida.

10. Modifications to Terms

We reserve the right to update or modify these Terms and Conditions at any time without prior notice. Any changes will become effective immediately upon posting to this website. Your continued use of the website after updates are posted constitutes acceptance of the modified terms.

11. Contact Information

If you have any questions or concerns regarding these Terms and Conditions, please contact us at:

- **Name:** Yvette Mendez
- **Phone:** (407) 729-5325
- **Email:** Yvette@missmendez.com
- **Brokerage:** La Rosa Realty Kissimmee
- **Address:** 3040 Loopdale Ln, Kissimmee, FL 34741, USA