

Privacy Policy

HomeSalesNearDisney.com

Operated by Matthew Montalvo, PA

Effective Date: October 12, 2026

1. Introduction

Matthew Montalvo, PA ("we," "us," or "our") operates the website homesalesneardisney.com (the "Site"). We respect your privacy and are committed to protecting your personal information. This Privacy Policy explains what information we collect, how we use and share it, and the choices you have. By using the Site, you agree to the practices described in this policy. If you do not agree, please do not use the Site.

2. Information We Collect

Information You Provide to Us

We collect information you choose to give us, including when you:

- **Submit a contact or lead form:** your name, email address, phone number, and any message or details about your real estate interests.
- **Create an account or use property search features:** your login details, saved searches, favorite listings, and search preferences.
- **Subscribe to our newsletter or email updates:** your name and email address.
- **Contact us directly** by email, phone, or text.

Information Collected Automatically

When you visit the Site, we and our service providers may automatically collect:

- Your IP address, browser type, device type, and operating system.
- Pages viewed, links clicked, time spent on pages, and referring websites.
- Properties and search criteria you view or use.
- Approximate location based on your IP address.

Cookies and Similar Technologies

We use cookies, pixels, web beacons, and similar technologies to operate the Site, remember your preferences, analyze traffic, and deliver relevant advertising. See Section 5 for details and how to control them.

3. How We Use Your Information

We use the information we collect to:

- Respond to your inquiries and provide real estate services and property information.
- Operate and personalize your property search experience, including saved searches and listing alerts.
- Send newsletters, market updates, and promotional communications (which you can opt out of at any time).
- Analyze Site usage and improve our content, features, and services.
- Measure and improve our advertising, including showing you ads on other platforms.
- Maintain the security of the Site and prevent fraud or abuse.
- Comply with legal obligations and enforce our terms.

4. How We Share Your Information

We do not sell your personal information for money. We may share information in the following ways:

- **Service providers:** companies that help us run the Site and our business, such as website hosting, customer relationship management (CRM) systems, email delivery services, and IDX/MLS listing data providers. They may use your information only to perform services for us.
- **Analytics and advertising partners:** such as Google and Meta (Facebook/Instagram), as described in Section 5.
- **Real estate professionals and transaction partners:** such as lenders, title companies, inspectors, and other brokers, when you ask us to connect you with them or when needed to carry out a transaction you request.
- **Legal and safety reasons:** when required by law, subpoena, or legal process, or to protect the rights, property, or safety of us, our clients, or others.

- **Business transfers:** if our business is sold, merged, or transferred, your information may be transferred as part of that transaction.

5. Cookies, Analytics, and Advertising

Google Analytics. We use Google Analytics to understand how visitors use the Site. Google may collect information through cookies and similar technologies. Learn more at policies.google.com/technologies/partner-sites, and you can opt out using the Google Analytics Opt-out Browser Add-on at tools.google.com/dlpage/gaoptout.

Advertising and retargeting pixels. We use advertising technologies from Google (including Google Ads) and Meta (Facebook/Instagram) that may collect information about your visit to the Site so we can show you relevant ads on those and other platforms. This may be considered "sharing" or "targeted advertising" under some state privacy laws.

Your choices. You can:

- Adjust your browser settings to block or delete cookies (note that some Site features may not work properly).
- Manage ad preferences at adssettings.google.com (Google) and facebook.com/adpreferences (Meta).
- Opt out of interest-based advertising through the Digital Advertising Alliance at optout.aboutads.info or the Network Advertising Initiative at optout.networkadvertising.org.
- Enable a browser setting or extension that sends a Global Privacy Control (GPC) signal. We treat recognized GPC signals as an opt-out of sharing/targeted advertising where required by law.

6. IDX / MLS Listing Data

Property listings displayed on the Site are provided through an Internet Data Exchange (IDX) feed from participating Multiple Listing Services (MLS). Listing information is deemed reliable but not guaranteed and is provided for consumers' personal, non-commercial use. Our IDX and CRM providers may collect information about your searches and activity on the Site (such as properties viewed and saved) and may share it with us so we can follow up with you and personalize your experience.

7. Email, Text, and Phone Communications

If you provide your email address or phone number, you agree that we may contact you about your inquiry and, where you have consented, with marketing communications.

- **Email:** You can unsubscribe at any time by clicking the "unsubscribe" link in any marketing email or by emailing us at the address in Section 13. We will still send you transactional or service-related messages where appropriate.
- **Text messages and calls:** If you consent to receive texts or calls, message and data rates may apply. You can opt out at any time by replying STOP to a text message or telling us you no longer wish to be contacted. Consent to receive marketing communications is not a condition of purchasing any property or service.

8. Data Retention

We keep personal information only as long as needed for the purposes described in this policy, including to provide services, maintain business and transaction records, resolve disputes, and comply with legal obligations. When information is no longer needed, we delete or de-identify it.

9. Data Security

We use reasonable administrative, technical, and physical safeguards to protect your personal information. However, no method of transmission over the internet or electronic storage is completely secure, and we cannot guarantee absolute security. If you have an account, please keep your password confidential.

10. Your Privacy Rights

Depending on where you live (for example, California and certain other states), you may have the right to:

- **Know and access** the personal information we have collected about you.
- **Correct** inaccurate personal information.
- **Delete** your personal information, subject to legal exceptions.
- **Opt out** of the sale or sharing of your personal information for targeted advertising.
- **Not be discriminated against** for exercising your privacy rights.

To exercise any of these rights, email us at the address in Section 13. We may need to verify your identity before processing your request, and you may use an authorized agent to submit a request on your behalf. We will respond within the time required by applicable law.

California residents: In the past 12 months, we may have collected the categories of personal information described in Section 2 (identifiers, contact information, internet

activity, and geolocation data at an approximate level) and disclosed them to the categories of recipients described in Section 4 for business and advertising purposes. We do not knowingly sell personal information of consumers under 16.

11. Children's Privacy

The Site is intended for adults and is not directed to children under 13. We do not knowingly collect personal information from children under 13. If you believe a child has provided us with personal information, please contact us and we will delete it.

12. Third-Party Links

The Site may contain links to third-party websites, such as lenders, community pages, or listing sources. We are not responsible for the privacy practices or content of those sites. We encourage you to read their privacy policies.

13. Contact Us

If you have questions about this Privacy Policy or want to exercise your privacy rights, contact us at:

Matthew Montalvo, PA

Website: homesalesneardisney.com

Email: info@homesalesneardisney.com

14. Changes to This Policy

We may update this Privacy Policy from time to time. When we do, we will post the updated version on this page and revise the Effective Date above. Your continued use of the Site after changes are posted means you accept the updated policy.