Listing BEAST Course Disclaimer

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Important: MLS Rules on AI Are Changing

Some MLSs, including some on the Matrix system, now restrict or ban AI tools and browser extensions like the Claude Chrome extension from working inside the MLS. Other MLSs allow it. These rules are changing fast.
Before you use Claude or any AI tool inside your MLS, check your MLS's current subscriber agreement or terms of use, or ask your MLS or managing broker. If your MLS doesn't allow it, or you're not sure, don't use it inside your MLS.
You're the licensed professional, and you're responsible for following your MLS's rules.

General

All Listing BEAST training, scripts, templates, AI tools, marketing examples, technology resources, data, strategies, demonstrations, workflows, and course materials are provided for educational and informational purposes only.
Listing BEAST does not provide legal, financial, tax, brokerage, compliance, accounting, cybersecurity, data privacy, information technology, or other professional advice. You are responsible for reviewing anything you use with your broker, attorney, CPA, MLS, association, compliance department, technology or cybersecurity professional, or other qualified advisor before implementing it in your business.
Real estate laws, commission rules, advertising rules, TCPA/texting/calling laws, Do Not Call rules, MLS policies, brokerage requirements, AI guidelines, data privacy rules, cybersecurity requirements, and local regulations may vary by state, market, brokerage, platform, and jurisdiction.
Commissions, brokerage fees, buyer broker compensation, seller-paid compensation, cooperative compensation, and any other real estate compensation are not set by law and are fully negotiable. Listing BEAST does not set, recommend, require, establish, fix, control, or influence any commission, fee, compensation amount, pricing model, or cooperative compensation structure.
Any examples, scripts, case studies, testimonials, tools, AI outputs, data, marketing campaigns, income references, appointment-setting examples, commission examples, or business results shared inside Listing BEAST are provided for educational and illustrative purposes only. They are not guarantees, promises, or predictions of your results.
Your results may vary based on your market, skill level, experience, database, offer, implementation, consistency, advertising budget, follow-up, brokerage rules, compliance requirements, market conditions, technology, third-party platforms, and other factors outside the control of Listing BEAST.
You are solely responsible for ensuring that your marketing, advertising, calling, texting, emailing, direct mail, database use, AI automation, lead generation, client communications, seller presentations, pricing conversations, commission conversations, and business practices comply with all applicable federal, state, local, brokerage, MLS, association, platform, licensing,

privacy, and consent requirements.
Do not call, text, email, market to, or otherwise contact any consumer, homeowner, prospect, lead, client, or business in violation of applicable laws, regulations, platform rules, brokerage policies, or consent requirements. Do not use autodialers, prerecorded messages, artificial voice technology, AI voice tools, automated texting, mass messaging, or similar systems unless you have confirmed that your use is legally compliant and that all required consent has been obtained.

MLS Rules, AI Access & Automation

Every MLS sets its own rules for how its system and data may be used. Some MLSs, including MLSs using certain MLS software platforms, prohibit or restrict scripts, bots, automated tools, AI agents, and AI browser extensions from accessing or interacting with the MLS system. Some also restrict exporting, uploading, or sharing MLS data with outside AI tools, sharing MLS screens or data with third parties, or using MLS data to train AI. These rules can change at any time, and an MLS may require you to accept new terms before you can keep using its system.
Some Listing BEAST training demonstrates AI tools working inside an MLS. That use may not be allowed in your MLS. Before you allow any AI tool, browser extension, or automation to access your MLS, and before you upload or share any MLS data with an AI tool, read your MLS's current subscriber agreement, license agreement, rules and regulations, and terms of use, and confirm with your MLS and your managing broker that the use is permitted. If your MLS does not permit it, or you are not sure, do not use it.
Violating your MLS's rules may result in fines, suspension, or termination of your MLS access, including lockbox access, and other consequences. You are solely responsible for complying with your MLS's rules. Listing BEAST does not represent that any workflow, tool, or demonstration shown in its training is permitted by any particular MLS.
When you use an AI tool with any information your MLS allows you to use, review the tool's privacy and data settings and turn off any setting that allows your data to be used to train AI models, where available.

Demonstrations & Recorded Content

Listing BEAST training may include recorded demonstrations of AI tools, browser extensions, and automation being used inside an MLS, CRM, or other system. These recordings show one person's use at the time they were recorded. They are not a representation that the workflow was, is, or will be permitted by any MLS, platform, or brokerage, including any MLS or platform shown on screen.
MLS screens, listing details, property records, and other data shown in a demonstration are shown for illustration only. Do not copy, reuse, or rely on any data shown in a demonstration.
Rules can change after a recording is made, and Listing BEAST may update, blur, edit, replace, or remove recorded content at any time. Before you try anything shown in a demonstration, confirm that it is permitted under the current rules of your own MLS, platform, and brokerage.

AI, Browser Extensions, Automation & Third-Party Technology

Some Listing BEAST training may demonstrate or reference artificial intelligence tools, browser

extensions, AI agents, browser automation, connectors, plugins, integrations, software, CRM systems, and other third-party technology, including tools such as Claude, Claude in Chrome, Google Chrome, and similar platforms.

These products and services are owned and operated by independent third parties. Listing BEAST and Brendan Bartic International do not control their functionality, permissions, security practices, privacy practices, data handling, availability, accuracy, integrations, terms of service, pricing, updates, or future changes.

AI tools and browser extensions may, depending on the product, settings, permissions you grant, accounts you connect, and websites you access, be capable of viewing, capturing, processing, transmitting, or acting upon information available within your browser, connected applications, files, accounts, or other authorized systems.

Listing BEAST cannot control or guarantee what information a third-party AI tool, browser extension, connector, plugin, or automation may access, capture, process, store, transmit, modify, or act upon based on the permissions you grant or the configuration of the third-party product.

You are solely responsible for understanding and managing the permissions you grant to any AI tool or browser extension and for determining which websites, accounts, applications, files, data, and information the technology is permitted to access.

Always proceed with caution when granting an AI system access to your browser, computer, CRM, email, cloud storage, MLS, transaction-management system, social media account, advertising account, client database, brokerage systems, or other business technology.

Do not assume information displayed on your screen, contained within an open browser tab, stored in a connected account, or otherwise available to an AI-enabled tool will remain inaccessible to that tool once appropriate permissions have been granted.

Use additional caution around confidential, sensitive, proprietary, personally identifiable, or regulated information. This may include client information, transaction documents, contracts, financial information, bank information, passwords, authentication credentials, Social Security numbers, government identification, payment information, medical information, brokerage records, MLS information, private communications, employee information, and other nonpublic data.

You are responsible for determining whether you have the legal right, authorization, consent, and appropriate security protections to expose, upload, transmit, process, or allow an AI system to access any information belonging to another person, client, customer, brokerage, business, or organization.

For training, testing, or experimentation with browser-based AI tools, consider limiting access to sensitive accounts, using the least amount of access necessary for the task, reviewing available privacy and permission settings, and using a separate browser profile or environment that does not contain confidential or sensitive information when appropriate.

AI Agents, Browser Actions & Prompt Injection

AI systems capable of interacting with websites or software may perform actions on your behalf, including reading information, navigating websites, clicking buttons, entering information, completing forms, downloading or modifying information, interacting with connected applications, or carrying out multi-step workflows.

AI systems may misunderstand instructions, take unintended actions, interact with the wrong information, or behave differently than expected.

Browser-based AI systems may also be exposed to malicious or misleading content, including prompt-injection attacks in which instructions contained within a webpage, email, document, advertisement, message, file, or other content attempt to manipulate the AI system into taking actions you did not request or intend.
No AI safety system, security control, approval process, permission setting, or automated safeguard should be assumed to eliminate all risk.
You are responsible for supervising the use of AI agents and browser automation and for reviewing actions before they are approved or completed, particularly when an action could affect clients, communications, files, records, accounts, advertisements, financial information, contracts, transactions, or other important business systems.
Do not blindly authorize an AI system to send communications, publish content, submit forms, alter records, access confidential information, modify or delete files, change account settings, make representations to clients or consumers, or perform other consequential actions without appropriate review and authorization.
If an AI tool begins accessing unexpected websites, requesting information unrelated to your task, attempting unexpected actions, or otherwise behaving suspiciously, discontinue the workflow and review the tool's permissions and activity before continuing.

AI Output Accuracy

AI-generated content may contain errors, omissions, inaccuracies, fabricated information, outdated information, biased outputs, incorrect calculations, incorrect interpretations, or incomplete recommendations.
You are responsible for reviewing, editing, verifying, and approving all AI-generated content and AI-assisted actions before using them with clients, prospects, the public, your brokerage, or in your business.
AI-generated information should not be relied upon as a substitute for MLS data, brokerage guidance, legal advice, tax advice, professional valuation, licensed professional judgment, or another authoritative source when one is required.

Third-Party Platforms, Security & Availability

Listing BEAST makes no representation or warranty regarding the accuracy, completeness, legality, reliability, security, privacy, availability, functionality, compatibility, or suitability of any data, third-party platform, AI tool, browser extension, software, CRM, automation, prompt, workflow, website, funnel, ad campaign, lead source, market information, connector, plugin, or technology system discussed or provided in the training.
Third-party technology can change at any time. Features, interfaces, permissions, privacy practices, security controls, subscription requirements, policies, pricing, capabilities, limitations, and terms of service shown in a Listing BEAST training may be changed, restricted, removed, or replaced by the third-party provider after the training is created.
You are responsible for reviewing and complying with the current terms of service, privacy policies, acceptable-use policies, security requirements, permission settings, and other rules of any third-party technology you choose to use.
You are also responsible for complying with your brokerage's technology, cybersecurity, privacy, AI, record-retention, client-confidentiality, MLS, and data-handling policies.
References to or demonstrations of any third-party product do not constitute a guarantee,

warranty, sponsorship, endorsement, partnership, or representation that the product is appropriate for your particular business or use case.

Changes to Rules, Platforms & Training

MLS rules, platform terms, AI tools, and laws change often, and they may change after you purchase or access any Listing BEAST training. Listing BEAST may update its training from time to time, but is not obligated to monitor, notify you of, or update its training for changes made by any MLS, platform, AI provider, or other third party.
Before each use of any workflow, tool, or technique shown in a Listing BEAST training, you are responsible for confirming that it is still permitted under the current rules that apply to you.

User Responsibility

By accessing or using Listing BEAST materials, you acknowledge and agree that all implementation decisions are your responsibility.
To the fullest extent permitted by applicable law, Listing BEAST, Brendan Bartic International, its owners, employees, contractors, coaches, affiliates, representatives, and partners are not responsible or liable for your use or misuse of any information, strategy, script, template, AI tool, browser extension, automation, AI output, data, software, third-party platform, marketing campaign, or training material provided or discussed.
This includes, without limitation, unintended AI actions, inaccurate AI outputs, unauthorized access, data exposure, data loss, security incidents, account restrictions, MLS fines, suspensions, or terminations, platform changes, third-party outages, violations of MLS rules or third-party terms, or other consequences arising from your configuration or use of third-party technology.
You should always use your own professional judgment, protect confidential and sensitive information, understand the permissions you are granting to technology, review important actions before they are completed, and consult the appropriate qualified professionals before taking action.