

# Privacy Policy

## 1. Effective Date

June 3, 2025

## 2. Information We Collect

We may collect the following types of information:

- Information You Provide Voluntarily: This includes your name, email address, phone number, or any other details submitted via contact forms, property inquiries, newsletter signups, or other forms.
- Information Collected Automatically: When you browse our site, we may collect technical data such as your IP address, browser type, device information, pages visited, and interaction behavior using cookies or similar technologies.
- MLS/IDX Data Collection: Our website integrates with Internet Data Exchange (IDX) services to display property listings from multiple listing services (MLS). These listings may collect or display user interactions, including saved searches or property views, which are handled in accordance with MLS rules.

## 3. How We Use Your Information

Your information is used to:

- Respond to inquiries or property information requests
- Send updates, newsletters, or marketing communications (opt-out available)
- Improve website performance and user experience
- Monitor website traffic and engagement using analytics
- Comply with legal obligations

## 4. Use of Google Analytics

We use Google Analytics to collect information about how users interact with our website. Google Analytics uses cookies to gather information such as which pages you visit, how long you stay, and how you found our

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site. This data helps us understand and improve site performance.

You can learn more or opt out here: <https://tools.google.com/dlpage/gaoptout>

### **5. Sharing Your Information**

We do not sell or rent your personal information. We may share data with:

- Trusted service providers assisting in website operations or communications (e.g., email platforms, hosting services)
- MLS partners as part of IDX listing display and compliance
- Law enforcement or regulators, when required by applicable law

### **6. Cookies and Tracking**

Cookies are used to enhance your browsing experience and track aggregate usage data. You can control or disable cookies through your browser settings.

### **7. Data Security**

We use industry-standard security measures to safeguard your personal information. However, no online system is completely secure, and we cannot guarantee the absolute security of your data.

### **8. Your Rights and Choices**

You may:

- Request access to or deletion of your personal data
- Opt out of email communications
- Contact us with questions about how your data is used

To do so, email us at [vacation@teamduncan.com](mailto:vacation@teamduncan.com).

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## 9. Third-Party Links

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

## 10. Children's Privacy

This website is not intended for children under 13, and we do not knowingly collect personal information from them.

## 11. Changes to This Policy

We may update this Privacy Policy at any time. The updated version will be posted here with the revised effective date.

## 12. Contact Us

If you have any questions about this Privacy Policy or how we handle your information, contact us:

Duncan Real Estate

310 Pine Avenue, Anna Maria, FL 34216

Email: [vacation@teamduncan.com](mailto:vacation@teamduncan.com)

Phone: (941) 779-0304