

# Terms of Service

Modern Feather Realty Group

Effective Date: December 11, 2025  
Last Updated: December 11, 2025

## Agreement to Terms

By accessing or using the website modernfeather.com (the "Site") operated by Modern Feather Realty Group LLC ("we," "us," or "our"), you agree to be bound by these Terms of Service ("Terms"). If you do not agree to these Terms, you must not access or use the Site.

## Description of Services

Modern Feather Realty Group provides real estate services in association with Brittney Kosev Real Estate, LLC, including but not limited to:

- Residential real estate sales and purchases
- Buyer representation
- Seller representation
- Rental and leasing services
- Real estate investment consultation
- Home valuation estimates

Our services are available in the Dallas-Fort Worth metropolitan area, including Mansfield, Midlothian, Waxahachie, and surrounding communities.

## Licensing Information

Silvia Poulin is a licensed real estate agent in the State of Texas operating under Modern Feather Realty Group.

Agent: Silvia Poulin

License Number: 835307

Brokerage: Brittney Kosev Real Estate, LLC

Broker License Number: 9013006

Physical Address:

200 N Kimball, Ste 221 #1113

Southlake, TX 76092

## User Responsibilities

By using this Site, you represent and warrant that:

- You are at least 18 years of age
- You have the legal capacity to enter into these Terms
- You will use the Site only for lawful purposes
- You will provide accurate and complete information when submitting forms or inquiries
- You will not use the Site in any way that could damage, disable, or impair its functionality

## **Property Information Disclaimer**

The property listings, home valuations, market data, and other real estate information provided on this Site are for informational purposes only.

We make no guarantees regarding:

- The accuracy, completeness, or timeliness of listing information
- The availability of any listed property
- Estimated home values or market analyses
- Future property values or market conditions

Property information is sourced from multiple listing services (MLS), public records, and other third-party sources. We are not responsible for errors or omissions in this data.

Home valuations provided through this Site are estimates only and do not constitute a formal appraisal. Actual property values may vary based on condition, improvements, market conditions, and other factors. A professional appraisal should be obtained for any significant financial decision.

## **No Guaranteed Outcomes**

Real estate transactions involve inherent risks and uncertainties. We do not guarantee:

- The sale of any property within a specific timeframe
- The achievement of any specific sale price
- The approval of financing or mortgage applications
- The successful closing of any transaction

Past performance and testimonials from other clients do not guarantee similar results.

## **Fair Housing Statement**

Modern Feather Realty Group LLC is committed to compliance with all federal, state, and local fair housing laws. We do not discriminate on the basis of race, color, religion, sex, national origin, familial status, disability, sexual orientation, gender identity, or any other protected class.

We are committed to providing equal professional service to all persons and pledge to uphold the Fair Housing Act and all applicable fair housing regulations.

If you believe you have experienced housing discrimination, you may file a complaint with the U.S. Department of Housing and Urban Development (HUD) at <https://www.hud.gov/fairhousing> or by calling 1-800-669-9777.

## Intellectual Property

All content on this Site, including but not limited to text, graphics, logos, images, photographs, videos, and software, is the property of Modern Feather Realty Group LLC or its content suppliers and is protected by United States and international copyright, trademark, and other intellectual property laws.

You may not reproduce, distribute, modify, create derivative works from, publicly display, or otherwise use any content from this Site without our prior written consent.

The Modern Feather Realty Group name, logo, and related branding are trademarks of Modern Feather Realty Group LLC.

## Third-Party Links and Services

This Site may contain links to third-party websites and services, including but not limited to:

- Property listing platforms
- Mortgage calculators
- Scheduling tools (Calendly)
- Review platforms (Trustindex)
- Social media platforms

We are not responsible for the content, accuracy, privacy practices, or availability of these third-party sites. Your use of third-party services is governed by their respective terms and policies.

## SMS and Communication Consent

By submitting your contact information through our forms, you may consent to receive communications from us via phone, email, and text message.

**Text Messages:** If you opt in to receive text messages, you consent to receive automated marketing texts and calls from Modern Feather Realty Group LLC. Message frequency varies. Message and data rates may apply. Reply STOP to unsubscribe at any time. Consent is not a condition of purchase or receiving services.

For more information, please review our Privacy Policy.

## Limitation of Liability

To the fullest extent permitted by applicable law, Modern Feather Realty Group LLC, its officers, directors, employees, agents, and affiliates shall not be liable for any indirect, incidental, special, consequential, or punitive damages, including but not limited to loss of profits, data, use, or other intangible losses, arising out of or related to your use of or inability to use the Site or our services.

Our total liability for any claims arising under these Terms shall not exceed the amount you paid to us, if any, for the services giving rise to the claim.

Some jurisdictions do not allow the exclusion or limitation of certain damages, so some of the above limitations may not apply to you.

## Indemnification

You agree to indemnify, defend, and hold harmless Modern Feather Realty Group LLC, its officers, directors, employees, agents, and affiliates from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or related to:

- Your use of the Site
- Your violation of these Terms
- Your violation of any rights of another party
- Any content you submit or transmit through the Site

## **Disclaimer of Warranties**

The Site and all content, information, and services provided through the Site are provided "as is" and "as available" without warranties of any kind, either express or implied.

We disclaim all warranties, including but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement.

We do not warrant that the Site will be uninterrupted, secure, or error-free, or that any defects will be corrected.

## **Governing Law and Jurisdiction**

These Terms shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict of law provisions.

Any disputes arising out of or relating to these Terms or your use of the Site shall be resolved exclusively in the state or federal courts located in Tarrant County, Texas. You consent to the personal jurisdiction of such courts.

## **Changes to Terms**

We reserve the right to modify these Terms at any time. Any changes will be posted on this page with an updated "Last Updated" date. Your continued use of the Site after any changes constitutes your acceptance of the revised Terms.

We encourage you to review these Terms periodically.

## **Severability**

If any provision of these Terms is found to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect.

## **Entire Agreement**

These Terms, together with our Privacy Policy, constitute the entire agreement between you and Modern Feather Realty Group LLC regarding your use of the Site and supersede any prior agreements.

## **Contact Us**

If you have questions about these Terms of Service, please contact us at:

Modern Feather Realty Group LLC

200 N Kimball, Ste 221 #1113

Southlake, TX 76092

Email: [josh@modernfeather.com](mailto:josh@modernfeather.com)

## **Texas Real Estate Commission Information**

Texas Real Estate Commission Consumer Protection Notice:

<https://www.trec.texas.gov/forms/consumer-protection-notice>

Texas Real Estate Commission Information About Brokerage Services (IABS):

<https://www.trec.texas.gov/forms/information-about-brokerage-services>

To file a complaint against a real estate license holder, contact the Texas Real Estate Commission at P.O. Box 12188, Austin, TX 78711-2188 or visit <https://www.trec.texas.gov>.