

weset.io

Contract of Ownership





Contract of Ownership

GENERAL AND SPECIFIC TERMS AND CONDITIONS OF THE WESET PLATFORM

SECTION ONE:

TERMS AND CONDITIONS OF THE WESET PLATFORM

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These Terms and Conditions regulate the following: a) The conditions of use, access and registration on the website www.weset.io and weset.app (hereinafter the "Terms of Use" and the "Website", respectively), by any person (hereinafter the "User" or "Users"); b) The terms and conditions of purchase of the NFTs offered on the Website (hereinafter the "Terms of Purchase") representing rights of use over certain real estate; and c) The Terms and Conditions of Use of such real estate (hereinafter the "Terms and Conditions"). In some cases, they may be referred to together or separately as the "Terms".

I. IDENTIFICATION

- Holder: Intechko de México S.A. de C.V. ("WESET")
- Registered office: Playa del Carmen, Quintana Roo, Mexico.
- E-mail: hello@weset.io

SECTION ONE. TERMS OF USE

By accepting these Terms of Use, the User expressly agrees to be bound by them to the full extent and scope, without exception to any of their provisions. The Website reserves the unilateral right to modify at any time the Terms of Use included in this document, always with prior notice to the User and, in the event that the User does not accept the new Terms, the legal relationship between the User and WESET will be terminated.

I. ACCESS AND TERMS OF USE OF THE WEBSITE AND PRIVATE AREA

The User may browse and view the content and products offered on the Website freely and free of charge. Access to the Website is free of charge for the Users of the Website.

The User may request access to the services by registering on the Website, free of charge, using the [registration form](#).

By browsing, using or viewing the contents of the Website, the User declares that he/she is over (18) years of age, or, failing this, that he/she has the due authorization of his/her legal guardians.

1.1. Rules of use of the Website



Access to or use of the Website for illegal or unauthorized purposes, whether for profit or not, is not permitted and, therefore, its consequences shall be the sole responsibility of the User. In particular, and without the following list being restrictive in nature, it is prohibited:

1. Use the Website in any way that may cause damage, interruptions, inefficiencies or defects in the operation of the Website or the computer equipment of any third party;
2. Use the Website for the transmission, installation or publication of any viruses, malicious code or other harmful programs or files;
3. Use the Website to collect personal data of other Users;
4. Use the Website illegally, against good faith, morality and public order;
5. Registering through the Website under a false identity, impersonating a third party or using a profile or performing any other action that may mislead other Users as to the User's identity;
6. Unauthorized access to any section of the Website, other systems or networks connected to the Website, WESET's servers or the services offered through the Website by hacking or forgery, password mining or any other illegitimate means;
7. Breach, or attempt to breach, the security or authentication measures of the Website or any network connected to the Website, or the security or protection measures inherent in the content offered on the Website;
8. Take any action that causes a disproportionate or unnecessary load on the Website's infrastructure on WESET's systems or networks, as well as on the systems and networks connected to the Website;
9. Impede the normal development of a service, promotion or any other activity available through the Website or any of its functionalities, either by altering or attempting to alter, illegally or in any other way, the access or operation of the same, or by falsifying the result of the same and/or by using fraudulent participation methods, by any procedure, and/or through any practice that violates or infringes these Terms of Use.

1.2. Duration

The status of User shall be attributed to any person who browses and views the content offered on the Website on an unlimited basis.

II. REGISTRATION AS A USER OF THE WEBSITE

2.1. Registering for Website User Access

Access to and use of the private area on the Website shall be granted to Users registered through the [registration form](#) free of charge.

In order to be able to register as a User, it is a requirement to have provided all the data required and classified as mandatory.

Once the necessary data has been correctly provided and classified as mandatory, the User will be able to create and access a private area by pressing the "Register" button on the form. Once inside the private area, the User will be able to access the information to contract the services offered by WESET through the Website.

Once registration has been completed, you will be assigned a unique User number for identification purposes.

The User assumes that the password and the User account are personal and non-transferable.

The User may change his/her password at any time, using the tools made available to him/her by WESET.

The User undertakes to make diligent use of his/her password and to keep it secret, and may not transmit it to any third party. Consequently, Users shall be responsible for the proper custody and confidentiality of any identifiers and/or passwords they have selected as registered Users, and undertake not to assign their use to third parties, either temporarily or permanently, or allow third parties to access their account. The User shall be responsible for the lawful use of their account, and shall be liable for any damage caused by a third party accessing their account using their access credentials.

By virtue of the above, it is the User's obligation to immediately notify WESET of any fact that allows the improper use of the identifiers and/or passwords, such as theft, loss, or unauthorized access to them, in order to proceed to their immediate cancellation. As long as such events are not communicated, WESET will be exempt from any liability that may arise from the improper use of identifiers or passwords by unauthorized third parties.

2.2 Duration

Access as a registered User will begin once the data required for registration has been entered, following acceptance of the [Privacy Policy](#) and these Terms of Use.

The User's access as a User shall remain valid for an unlimited period of time until the User notifies WESET of his or her termination as a User at the following e-mail address: tech@weset.io.



III. FUNCTIONALITIES OF THE PRIVATE AREA

Once access to the private area has been obtained, the User will be able to view and have access to certain contents offered by WESET, which allow:

- a. To view, free of charge, a summary of each of the properties for which the User is offered the use and enjoyment for a certain period of time through the purchase of an NFT, which may be purchased by the User, if so desired, by completing an additional KYC process and paying the corresponding price established on the Website;
- b. Acquire such an NFT which, on each occasion, will represent specific rights to the use and enjoyment of a specific piece of real estate for a specific period of time.
- c. Offer for sale, if applicable, such NFT, either forever or for a specified period of time, in a Marketplace that WESET will make available to the User on the Website.
- d. To make comments and/or reviews of the different properties or NFT that the User has enjoyed or exercised respectively, provided that he/she has enjoyed them. Such comments and reviews will be visible both to Users who have entered the private area and to other Users - general and free access - of the Website.

IV. INTELLECTUAL AND INDUSTRIAL PROPERTY

The User acknowledges and accepts that WESET is the exclusive owner of the intellectual, industrial or any other type of property rights relating to the Website. This includes, among others, the rights of reproduction, distribution, public communication, making available and transformation of the Website and any of its elements, including the source code, object code, technical documentation, user manual, etc., as well as any other element related to or derived from these.

However, since an essential part of the computer code will be based on DLT or Distributed Logging Networks, the code governing the smart contracts of the different NFTs will always be open and of unlimited access and use by the User or by any third party. In short, it will be *open source software*.

By accepting these Terms of Use, no intellectual, industrial or any other type of property rights relating to the Website shall be understood to have been transferred to the User, beyond the right to use the same under the terms established herein, except as provided for in the previous paragraph.

In accordance with the above, the User undertakes not to:

- 1. Duplicate, reproduce, sell, rent, lease, license, distribute, or otherwise use the Website software for any use other than as expressly authorized in these Terms of Use;
- 2. Decompiling, modifying, reformatting, translating, reverse engineering, disassembling, or otherwise accessing the source code of the software of the Website without prejudice to any applicable law expressly permitting such activities regardless of the existence of an agreement or authorization to the contrary with the User;
- 3. Split or fragment the Website into different parts or modules to be used independently;
- 4. Alter or remove any notices relating to intellectual, industrial or other property rights included in the software;
- 5. Infringe the intellectual, industrial or any other type of property rights that WESET holds over the Website;
- 6. To develop computer programs, applications, or computer products of any other nature that fulfill a similar function to that of the Partner area, provided that such development is based on WESET's intellectual property assets or on knowledge acquired as a result of the contractual relationship with the User;
- 7. Register trademarks, trade names, or any other distinctive sign associated or that could be associated with the Website.

In order to enable WESET to effectively monitor and enforce its intellectual property rights, WESET may collect information and any other relevant data in order to verify the effective use of the Website.



In this sense, the User expressly authorizes WESET to use the information collected during the use of the Website as effective evidence of the use of the same in any type of cause and procedure of any nature, be it against the User himself or against any third party.

V. LINKS TO OTHER WEBSITES

In the event that the Website shows links to other web pages by means of different buttons, links, banners or embedded contents, WESET informs that these are managed by third parties, and WESET has neither the human nor the technical means to know beforehand and/or control and/or approve all the information, contents, products or services provided by other platforms to which links can be established from the Website.

Consequently, WESET cannot assume any type of responsibility for any aspect relating to the website to which a link may be established from the Website, specifically, but not limited to, its operation, access, data, information, files, quality and reliability of its products and services, its own links and/or any of its contents, in general.

In this sense, if the Users have effective knowledge that the activities carried out through these third parties' websites are illegal or contravene morality and/or public order, they must immediately inform WESET so that the link to access them can be disabled, which will be carried out as soon as possible.

In any case, the establishment of any type of link from the Website to another external website does not imply that there is any type of relationship, collaboration or dependence between WESET and the owner of said external website.

VI. LIMITATION OF LIABILITY

The User exonerates WESET from any liability that may arise from interruptions in the availability or malfunctioning of the Website, due to faults in the Website.

VII. SUSPENSION AND TERMINATION

The breach of any of the above obligations by the User may lead to the adoption by WESET of the appropriate measures protected by law and in the exercise of its rights or obligations, and may lead to the deletion or blocking of the account of the offending User, without the possibility of any compensation for the damages caused.

WESET reserves the right at any time to alter, modify or discontinue any feature of the Website.

VIII. CONTENT

WESET does not guarantee the legality, reliability or usefulness of the content provided by third parties through the Website. If the User becomes aware of the existence of any content that is illicit, illegal, contrary to the law, or that could imply an infringement of third party rights, he/she must notify WESET immediately so that it can proceed to the adoption of the appropriate measures.

IX. PRIVACY AND DATA PROTECTION

All personal data collected during the use of the Website will be processed in accordance with the provisions of the [Privacy Policy](#), which all Users must expressly accept in the event of providing personal data through the private area.

X. CONTACT

WESET provides the User with the following e-mail address tech@weset.io in order to provide support and help, as well as to receive any comments or concerns from the User, both during the contracting of the services and afterwards.

In addition, it should be remembered that the User has the contact details of WESET reflected in section I of these Terms of Use.

XI. GENERAL

The headings of the various clauses are for information purposes only, and shall not affect, qualify or extend the interpretation of these Terms of Use. Furthermore, WESET may at any time modify the Terms of Use stipulated herein, in whole or in part, by publishing any changes in the same form in which these Terms appear or through any type of communication addressed to Users.



The temporary validity of the present Terms of Use coincides, therefore, with the time of its exposure, until it is totally or partially modified, at which time the new modified Terms will come into force.

WESET may unilaterally terminate, suspend or interrupt, at any time and without prior notice, access to the contents of the Website, without the User being able to claim any compensation whatsoever. After such termination, the prohibitions on the use of the contents set out above in these Terms of Use shall remain in force.

In the event that any provision of these Terms of Use is declared invalid or unenforceable, in whole or in part, by any court, tribunal or competent administrative body, such invalidity shall not affect the remaining provisions of these Terms of Use.

The failure of WESET to exercise or enforce any right or provision of these Terms of Use shall not constitute a waiver thereof, unless acknowledged and agreed to in writing by WESET.

These Terms of Use shall be kept in electronic form by WESET and shall be permanently available to the User.

The User and WESET will formalize the contract in the Spanish language, this being the language of interpretation of these Terms of Use.

If, after completing all the necessary procedures for browsing and accessing the Website and completing these Terms of Use, the User identifies any error when entering his/her data, he/she should contact WESET via the contact form or email address. The latter will provide the necessary support and correct, if necessary, the errors identified.

Unless otherwise stated in these Terms of Use, notifications between the User and WESET must be made in writing by e-mail or by sending a registered letter to the corresponding addresses. For these purposes, WESET's contact details shall be those set out in these Terms of Use and the User's contact details shall be those set out in the registration form on the Website.

SECTION TWO. CONDITIONS OF PURCHASE

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These terms and conditions of purchase ("Terms of Purchase") govern the purchase by any user of *Non Fungible Tokens* ("NFTs") offered on the Website.

Before purchasing any of the NFT offered on the Website, the User is obliged to read and accept these Terms of Purchase. By such acceptance, the User expressly agrees to be bound in their full extent and scope, without exception to any of their provisions.

WESET reserves the unilateral right to modify these Terms of Purchase at any time. It is therefore the responsibility of the User to periodically read the applicable conditions in force.

It is compulsory that the User who uses, accesses, browses or purchases the products offered on the Website is of legal age or, failing this, has the corresponding authorization from their legal guardians.

I. ADVANCE PURCHASE OF NFT

The User may access the Website and view, freely and free of charge, a summary of the content of each of the NFTs offered.



Specifically, each of the NFTs will grant the following rights, always in accordance with the specifications of each of the properties behind which the NFTs are created:

- The NFT will give the right to use and enjoy a specific dwelling for the period of time set out in the specific conditions.
- These rights of use and enjoyment shall be governed, in addition to the provisions of these Terms, in accordance with the provisions of the applicable regulations where the property is located.
- The described right of use and enjoyment has the legal nature of a mandatory right, as there is no direct link between the holder and possessor of the NFT and the real estate in question.

In order to make an advance purchase of one or more NFTs, the User must, as a general rule, register, free of charge, using the [registration form](#). However, it is possible to view and purchase all available NFTs without having to register in full, as long as the User identifies him/herself - email address, name and surname - before making the payment.

Once the necessary data has been correctly provided and classified as obligatory, the User will be able to create and access a personalized private area by clicking on the "Register" button on the form. Once inside the private area, the User will be able to access the information to purchase the NFTs offered by WESET through the Website.

In order to purchase the products offered through the Website, the User must choose the NFT or NFTs he/she wishes to purchase in order to view the purchase price (hereinafter referred to as the "Final Price").

Once the Final Price is displayed, if the User wishes to proceed with the purchase of the NFTs, the Final Price must be paid by transfer from the User's wallet.

WESET also reserves the right to enable payment in stable currencies, such as USDT or USDC, for investors who wish to redeem their tokens.

WESET uses the payment service provider Stripe, whose terms and conditions of service and privacy policy can be found at stripe.com/docs/payments.

The User's data will remain stored by WESET until the purchase has been made, and for the time necessary for WESET to diligently fulfil its obligations. The data entered by the User must be true, and WESET shall not be liable in cases where the User, whether voluntarily or involuntarily, enters data that does not correspond to reality.

Once payment has been made, the User will receive the invoice in electronic format at the e-mail address provided with the corresponding form.

Notwithstanding the preceding paragraphs, the User shall not receive the NFT until a *soft cap* determined by WESET from time to time on the Platform has been reached. In order to reach this *soft cap*, several Users must purchase the NFT whose underlying space or dwelling is identical.

In this sense, there will be a *soft cap* for each series of NFTs relating to the same project (space or housing). The period of time between the start of the offer of a project - after which the NFT can be pre-purchased - and the end of the offer (either because a maximum period has elapsed - unsuccessful campaign - or because the *soft cap* or *hard cap* - successful campaign - has been reached) will be referred to as the "Campaign".

The User can view the status of the Campaign at any time. Until the end of a Campaign, the funds received by WESET from Users will be blocked until the end of the Campaign. In the event of a successful Campaign, the User will receive the NFT within 6 weeks of the end date of the Campaign, unless, due to force majeure, the deadline can be delayed. In order to receive the NFT, the User must provide WESET with a wallet address that enables the receipt of the NFT; in particular, this must be a wallet on the Ethereum blockchain network, Binance or the blockchain network indicated from time to time on the Platform.

User wallet: [...]

II. PRICE

The User will know the Final Price of the products purchased prior to payment of the corresponding price. The Final Price shall be expressed in US dollars.

The products will be invoiced at the Final Price in force at the time of the order, except for promotions and/or campaigns. WESET reserves the right to apply discounts to the Final Price.

In any case, the User will be shown the Final Price at the time the actual purchase is to be made (time of payment) in accordance with the provisions of these Terms of Purchase.



III. ASSIGNMENT OR TRANSFER OF NFT

Assignment in regulated markets

Nothing prevents NFTs from being traded on secondary markets, specifying that the law (and the competent authority) of the country in which the market on which the NFTs are to be traded is located will determine the extent to which a particular form of representation of the rights is required for their exchange on an organized market.

In any case, NFTs cannot be traded on regulated securities markets as NFTs are not considered as financial instruments. Moreover, this would require that, in most cases, NFTs are represented by book-entry securities, and most regulatory rules would require record-keeping by a central securities depository.

In the case of the NFTs covered by this contract, they are represented as records on a blockchain, making record-keeping by a central securities depository impossible.

Private-to-Private Transfer

NFTs are, by virtue of their technology and the configuration of the chosen Smart Contract, transferable between individuals, and therefore behave by nature as bearer securities.

In this respect, in the event of any transfer outside third party secondary markets, the acquirer of the NFTs will have to communicate his/her identity to WESET in case he/she wishes to receive the benefits and exercise the rights to which the NFT entitles him/her, thereby obliging him/her to provide the information necessary for WESET to carry out its obligations relating to the Prevention of Money Laundering and Terrorist Financing regulations if required to do so.

In the event that WESET is unable to satisfactorily perform its onboarding or KYC obligations in respect of Money Laundering and Terrorist Financing with respect to the acquirer, the information and economic rights associated with the NFT may not be adequately exercised by the new acquirer.

WESET may in any case provide a private or marketplace environment for NFT holders to sell their NFTs to potential acquirers.

The payment of the *gas* or commission for the transfer of the NFT shall, as a general rule, be borne by the transferor, unless otherwise agreed between the parties.

IV. DISPLAY OF CONTENT AND SPECIFICATIONS ON THE RIGHT OF USE AND ENJOYMENT

Upon payment of the Final Price, the User will be able to view the full content of the NFT and/or the purchased NFTs in his/her private area of the Website. In order to properly view the full content of the NFT or the NFTs purchased, the User must have an Internet connection.

All specific details regarding the use and enjoyment, terms, additional payments, recurring payments, taxes and application of specific regulations on that particular property and therefore on that particular NFT shall be accepted by the User in the specific terms and conditions.

V. RIGHT OF WITHDRAWAL

The User shall have the right to withdraw from the contract concluded through these Terms of Purchase in accordance with the provisions of its national law. By default, or as a general rule, the User may withdraw from the contract and therefore receive the full amount paid for the advance purchase of the NFT, within 14 days from the date of acceptance of these Conditions, provided that within 14 days the Campaign is still in force or open.



VI. MINIMUM DURATION OF USER OBLIGATIONS

Once the User has chosen the Plan and/or the NFTs and the corresponding payment has been made, the User may not suspend, cancel or modify the purchase of the same.

VII. CONTACT

WESET provides the User with a contact e-mail address hello@west.io (in addition to the WESET owner's identification data above) in order to provide support and assistance, where appropriate.

In addition, it should be remembered that the User has WESET's contact details as set out in section I of these Terms of Purchase.

VIII. COMPLAINTS SYSTEM

If the User considers that any of his or her rights have been infringed, WESET proposes that he or she informs the User through any of the channels provided in section I of these Terms of Use and undertakes to respond and attend to his or her concerns regarding the alleged infringement of rights.

Once all information is received, WESET may take the necessary steps to investigate and resolve the situation.

In no event shall the implementation of any measure constitute an admission of liability on the part of WESET. WESET reserves the right to exercise any right, action or defense to which it is entitled.

SECTION THREE.

TERMS AND CONDITIONS FOR THE USE OF THE BUILDING SPACE

FOR THE RELEVANT TIME.

AS A RESULT OF THE ACQUISITION OF THE NFT ISSUED BY WESET

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The purpose of this Section is to regulate the Terms and Conditions that will apply arising from the use of the property space for the relevant time as a consequence of the acquisition of the NFT issued by WESET.

1. Definitions

User or Customer: Person or persons who have made a purchase of one or more NFTs through the Website and who wish to carry out or have carried out the Check-In process.



Weseting: Weseting is a pattern of use of a living space of a property, normally a dwelling, including common areas in the case of apartment buildings or condominiums, for the relevant time by a person who has purchased an NFT issued by WESET.

Reservation: A Reservation is considered to be the obligation assumed by WESET to keep the availability of use of a certain space of a property offered by WESET and chosen by the user for the period of time chosen by the user, upon full payment of the price of the respective NFT. The Reservation shall become effective when WESET can effectively dispose of and grant the user the aforementioned right of use.

Guarantee: The client will be responsible for any damage caused during the stay. And for that the following is stipulated: The client must make a payment for the damage done, this payment can be made through the webpage, if the client does not make it his admonition to the property will be blocked until the payment is made, if after the first year the payment is not made Weset has the option to rent the flat and the income of that rent to use it for the payment of the damage caused, if there is a remainder of that income will be notified to the client and will be sent to his account.

Contract for the assignment of the use of space in a property:

Contract entered into by the User and WESET, derived from the acquisition of a NFT, whereby WESET provides the User with a suitable solution to allow him/her to access, use and enjoy on a personal and non-transferable basis, unless the NFT is sold, a space in a specific property or dwelling, for a specific period of time.

Excessive consumption expenses: Excessive expenses are those that have exceeded those stated and established in the Weseting contract signed at the time of Check-In.

2. Services Use and access

The purpose of the Use and Access services is the use of a space or dwelling on WESET. The use of these services shall imply the full and unreserved acceptance and validity of each and every one of the general terms and conditions, which shall be added to the terms specified in the Contract for the assignment of space and use that the User signs on arrival at the space.

Once the date has been set through the Platform, the User will automatically receive an e-mail informing them that their purchase order is in the process of being confirmed.

Once the Reservation has been made, WESET will accept the User's request to use the accommodation and will provide him/her with an NFT which, among other rights and benefits, will allow him/her to enjoy this right regulated in these Terms and Conditions of Use. Once the NFT has been accepted and paid for by the User, the User will receive an email confirming the purchase and Reservation, and this email will serve as proof of purchase of the NFT.

Payment can be made in the currency of the blockchain being used.

Acceptance of the Reservation implies that the User consents to the processing of his/her personal data, including credit card details for the sole purpose of formalizing the Reservation.

Included in the purchase of the NFT is the first year's maintenance costs and tax rates, which are broken down separately. Thereafter, year on year, the user will have to pay the maintenance fee before entering the property. Within the maintenance, there is an insurance for the property.



If the client does not pay the maintenance fee for the following years, he will not be able to use the facilities, and Weset reserves the right to rent them from third parties in order to generate the necessary income for the client's maintenance. If the amount of the rent exceeds the amount owed, Weset will transfer this amount to the client.

Excess consumption that exceeds the limits set out in the Weseting contract will be paid by the User in accordance with the corresponding supply tariff of the supplying entities and/or companies, and these will be charged additionally.

Any other additional charges will either be prepaid by the User using the selected payment method or will be automatically charged to the credit or debit card that the User must provide to WESET via the Platform.

The following charges and costs will always be borne by the User, and WESET will always pass them on to the User, either directly or by putting the User in contact with the relevant third party:

- Real Estate Tax;
- Community of Owners fee;
- Residential Development Fee;
- Expenditure relating to maintenance.

3. Method of Payment

Payment of the Reservation and, therefore, of the NFT, may be made by payment with ETH through the payment system provided by WESET, which is considered responsible for the processing of the User's personal and payment data.

The User declares that he/she is the legitimate holder of the wallet from which he/she sends the ETH to WESET and that its origin is lawful.

It also undertakes to provide any documentation necessary to prove the above.

4. Prices and taxes

The prices of the products offered on WESET are indicated in dollars (USD) but can be paid in ETH or any other currency.

In the event that the tax rate changes between the date of the Reservation and the date of delivery of the services / NFT, resulting in a disparity, in accordance with the tax regulations, the tax rate to be applied to the final price shall be that applicable at the time of delivery of the services or accrual of the tax, even in cases where this would result in an increase in relation to the final price indicated to the User during the Reservation.



5. Check-In or Entry of the User into the space or dwelling

At the time of Check-In or the User's first entry to the space or dwelling, the User shall be entitled to a visit by a member of the WESET team, provided that this has been requested on the Platform.

In order to gain access to the space or dwelling, the User must prove that he/she is the holder of the NFT acquired in consideration for the Reservation, which will serve as a key. The system to be followed in order to prove possession of the NFT is as follows:

- You will have to present the digital certificate of the NFT to the host of the department or, if applicable, a smart digital badge, which guarantees its veracity.
- In the event that the space or dwelling has more than one door or access, the client shall be responsible for the keys given to him/her.

6. Check-Out or final exit

Once the time foreseen in the Reservation has elapsed, access, through the key, to the space or dwelling will be automatically disabled and access to the aforementioned spaces will no longer be possible from that moment onwards.

7. Assignment of rights to the use and enjoyment of the dwelling by the user

WESET will allow the User to assign his/her rights of use and enjoyment of the corresponding property to which he/she has access as a result of the purchase of the corresponding NFT. For these cases, WESET may enable an area in the same Platform where the User can indicate the dates on which he/she wants the property in question to be available, so that WESET can search, on his/her behalf, for other persons who may have access to it. The specific procedure for the assignment described above will be detailed at all times on the Platform.

In addition, the User may also privately assign such rights in the manner permitted from time to time on the Platform.

8. Guarantees

WESET may request a guarantee from the User, at the time of signing the Weseting contract, a certain amount as a guarantee, which will be paid by transfer in ETH, although the amount will always be indexed to Dollar (USD) + CPI [or equivalent] so as not to be affected by the volatility of ETH.

This guarantee is intended to ensure the User's compliance with the obligations arising from the contract, including the obligation to maintain and return the space provided in the same condition in which it was received.

After the end date of the period of access to the space, WESET will have a period of ten days to check, by means of the corresponding inspection by the company's own technician, the state of the accommodation, as well as the inventory of its belongings, and may carry out, at the User's expense, the repairs and replacements that are necessary to return the space or dwelling to its initial state, with a charge to the guarantees provided under the Contract.

Therefore, the Guarantee shall not be returned until the fulfillment of the obligations set out in the Contract has been verified. To this end, the User expressly authorizes WESET to offset against the guarantee the amounts necessary to cover unpaid services, supplies and expenses, damages and defects, their replacement and repair.



In any case, if at the end of the term of the contract or if, after the termination of the contract for any reason, there are outstanding amounts to be paid by the User as a result of the repairs to be carried out and whose cost cannot be covered by the Guarantee, the User undertakes to pay them at the first request of WESET.

9. Cancellation policy

As stated in Clause V of Section Two of this document, the User shall have the right to withdraw from the contract concluded through these Terms of Purchase in accordance with the provisions of its national law. By default, or as a general rule, the User may withdraw from the contract and therefore receive the full amount paid for the advance purchase of the NFT, within 14 days from the date of acceptance of these Conditions, provided that the Campaign is still in force or open within 14 days.

10. Refund policy.

In the event that a User decides to withdraw or cancel the Contract in accordance with the above clause, the User will receive the full amount paid in the relevant cryptocurrency. By way of example, in the event that a User purchases an NFT on 1 January for the value of 1 ETH (equivalent on that date to 2,000 USD according to the exchange rate on Coinmarketcap at the time of the transaction) - and pays for it in ETH - if, after 7 days, he decides to withdraw from the Contract, he will receive the 1 ETH contributed, even if that ETH is equivalent at that time to 1,500 USD.

The refund will always be made to the wallet from which the User made the transaction of the anticipated purchase, and WESET shall not be liable for the loss or theft of the private passwords of said wallet by the User.

11. Booking or Reservation of minors

WESET does not accept Reservations from Users under the age of 18.

12. WESET Rules of Behaviour and Admission Rights

WESET reserves the right of admission to the space or dwelling prior to the purchase of the NFT or at a later time.

In order for the coexistence and respect with the rest of the neighbors to be optimal, it is necessary to accept and comply with a series of rules whose objective is to facilitate the good coexistence of the Users:

- The consumption or possession of drugs or any type of narcotic is prohibited in the common areas. In this regard, the WESET Management will comply with any legal action that may arise as a result of the possession, consumption or trafficking of drugs.
- The use of physical or psychological violence against other people, as well as offense by word or deed to service personnel or neighbours, whether in writing or not, with or without publicity, is strictly forbidden.



- It is forbidden in the whole complex any kind of advertising, especially of pubs, discotheques and any similar establishment, being directly responsible the advertising company or the guest who acts in collusion with it.
- Misuse of existing equipment (tables, chairs, sofas, taps, sockets, gardens, trees, etc.) may result in the suspension of the right to use the facilities.

In the event that the User does not comply with the aforementioned rules, WESET may cancel the Reservation and the User's stay, and the User must leave the space or dwelling without being entitled to any reimbursement.

13. Access to space or housing by WESET

The User will allow access to the accommodation to WESET or any person representing it, in order to inspect the operation of the contracted services. Likewise, he/she will allow the entry of workers and materials to carry out any type of maintenance or cleaning work in the space.

In exceptional cases related to the security, hygiene and habitability of the space, WESET or any person representing it may access the User's flat in the User's absence and/or without the User's knowledge.

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14. Responsibility

WESET does not assume any responsibility for theft, loss or damage of valuables such as money, jewelry or other objects of considerable value if such events take place in the hotel room.

15. Right to modify the General Terms and Conditions.

WESET reserves the right to modify the commercial offer presented on the Website (modifications on accommodation, prices, promotions and other commercial and service conditions) at any time; WESET makes every effort within its possibilities to offer the information contained on the Website truthfully and without typographical errors. In the event of any error of this type occurring at any time, beyond the control of WESET, it will be corrected immediately. If there is a typographical error in any of the prices shown and a User has made a purchase decision based on this error, WESET will inform the User of the error and the User will have the right to cancel the purchase without any cost on their part.

16. Applicable law and competent jurisdiction

The law applicable to these Terms and Conditions shall be the law of Mexico.

The parties hereto freely and voluntarily agree, expressly waiving any other jurisdiction to which they may be entitled, that all disputes, disagreements or litigation arising out of these terms and conditions shall be finally settled by the Courts and Tribunals of Mexico.

Last update: 06 December 2022.



**SECTION TWO:
SPECIFIC CONDITIONS**

The present conditions regulate the specific aspects chosen by the User relating to (i) the purchase of the NFT, as well as (ii) the characteristics of the dwelling or property and the right of use of the same.

Specific conditions on the purchase of the NFT:

- a) Name of the NFT:
- b) Symbol of the NFT:
- c) ERC-721 ID:
- d) Blockchain of the NFT:
- e) Acquired week:
- f) Ownership NFT Contract:
- g) Ownership Vault Contract:
- h) User Wallet:
- i) Campaign end date:
- j) Minimum number of purchased weeks to execute sale:
- k) Price of the property per week:

It is the User's responsibility to know the week that they have acquired, which is represented by a number (1, 2, 3, etcetera). Each week is from Sunday to the following Sunday, meaning that each year Week 1 begins on the first natural Sunday of the calendar. Therefore, each week (indicated by Letter e) corresponds to this natural calendar sequence. The User can get an understanding of the dates of all of their weeks through the Weset platform throughout the duration of their NFT.

The arrival and checkout schedule of every Sunday will be indicated in the Weset platform. The default check-in time is [after 14:00] and the checkout time is [prior to 11:00]. The penalty for non-compliance to the check-out time is 200 USD.

Specific conditions on the characteristics of the property and the right of use of the property:

- a. Name of the property:
- b. Type of property:
- c. Property details:
 - Name of the current owner:
 - Number and date of the title deed:
 - Charges or encumbrances prior to purchase by Weset:
 - Charges or encumbrances after purchase by Weset:
 - Cadastral reference:
 - Location:
 - Coordinates:
 - Class:
 - Main use:
 - Floor area:

Year of construction:

- d) Technical description of the property:
- e) Details of the property:
- f) Cost of maintenance for the first year:
- g) Number of adult guests (18+):
- h) Number of children guests:
- i) Zone of the property: