

Terms and Conditions

Shalinthia Miles · shalinthia.com

Effective date: October 15, 2026

These Terms and Conditions apply to your use of shalinthia.com (the "site"), the real estate website of Shalinthia Miles. In these Terms, "I," "me" and "my" mean Shalinthia Miles, and "you" means anyone who uses the site. By using the site, you agree to these Terms. If you don't agree, please don't use the site. The site is meant for adults: by using it, you confirm you are at least 18.

1. Who I am

Shalinthia Miles, Licensed Real Estate Salesperson, New York State.

eXp Realty, LLC, Licensed Real Estate Broker

300 Cadman Plaza West, One Pierrepont Plaza, 12th Floor, Brooklyn, NY 11201

Mobile 646-804-3070 · Office 929-367-SOLD (7653) · Brokerage Desk 888-276-0630 ext #2082

2. Information, not advice

The site offers general information about real estate. It is not legal, tax, financial, mortgage, engineering or other professional advice. Please speak with the right professional before acting on anything you read here, such as an attorney, accountant, lender or engineer.

Market information, estimates, calculators and guides on the site are educational. They come from sources I believe are reliable, but they may not be complete or current. A value estimate on this site is not an appraisal. Please confirm anything that matters to your decision.

No agent can guarantee sale price, profit, buyer behavior, lender timelines, appraisal outcomes, title clearance, or closing date.

3. Market data and sources

Sales snapshots on neighborhood pages show closed sales from NYC Department of Finance rolling sales records for the period shown. They describe past sales, not the value of any one home. A median appears only when a home type had 10 or more sales in that period.

Neighborhood guides describe places and local context. They don't predict value or market performance.

Guides, checklists, FAQs and calculators help you organize your questions. They don't decide eligibility, approval, offer acceptance, value or closing. Building rules, required documents, closing costs and reserve requirements vary by building and transaction, so please confirm them with the building or managing agent, HPD where it applies, your lender, your attorney or your inspector. Each professional on your transaction is responsible for their own advice and work.

Sources I use include:

- NYC Department of Finance: property information and records
- NYC Department of City Planning: community district profiles

- New York Attorney General: before you buy a co-op or condo

4. Using the site doesn't make me your agent

Using the site, sending a form or booking a call doesn't create an agency relationship between us. That relationship begins only when we agree to it in writing.

New York law requires me to give you an agency disclosure form at our first substantive meeting. You can read the forms now:

- New York State Disclosure Form for Buyer and Seller (DOS-1736)
- New York State Disclosure Form for Landlord and Tenant (DOS-1735)

5. My programs

The 60-Day Seller Success Blueprint is a structured marketing and coordination program for eligible properties. It does not promise a sale or closing within 60 days, a price, or any other outcome. Whether a property is eligible, and the terms of the program, are set out in a written agreement.

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Who offers the advance. The Client Advance Program is offered and funded by Shalinthia Miles and her company, PropertyFanatix LLC. It is not offered, funded or guaranteed by eXp Realty, and it is not a loan from a bank or lender. Repayment is reimbursement at cost, not commission, by separate check, never through eXp Realty's commission.

Every advance is governed by a written agreement between you, Shalinthia Miles and PropertyFanatix LLC, including what happens if your listing or buyer agreement ends without a closing. Review it with your attorney before you sign. Signed clients on the same side get the same terms; nothing is offered, changed or refused because of any protected characteristic.

No guarantees. No agent can guarantee a sale or purchase price, profit, the other party's behavior, a lender decision, an appraisal outcome, a timeline or a closing date. The advance pays for services you choose; it does not promise any result from them. This page is educational only and is not legal, tax, financial or lending advice.

Vendors. I do not receive any fee, kickback, commission, gift or other compensation for referring you to a vendor. These vendors are independent businesses, and I have no financial interest in any of them. You are free to choose any provider, including ones not listed. I do not guarantee their work, pricing or availability; you contract with them directly.

Brokerage and fair housing. Shalinthia Miles, Licensed Real Estate Salesperson, eXp Realty. NYS License #10401252869. eXp Realty, LLC, Licensed Real Estate Broker, 300 Cadman Plaza West, One Pierrepont Plaza, 12th Floor, Brooklyn, NY 11201. You receive New York's agency disclosure (DOS-1736) and Housing and Anti-Discrimination Disclosure (DOS-2156) when we work together. Equal Housing Opportunity.

Client Advance Program examples.

- The closing calculators on the Client Advance Program page (Example 1, Example 2 and Example 2 step by step) are illustrative, not actual clients, homes or results. Prices, payoffs, fees and costs are examples; the examples use a 6% commission; commissions are not set by law and are negotiable. Transfer taxes are estimates at October 2026 rates, on the price plus any buyer credit. Nets are before tax, water and maintenance adjustments. Your closing attorney prepares the actual closing statement.
- Example 1: With no existing mortgage, the estimated net would be \$1,044,312.50.
- Example 2: Transfer taxes are on \$490,000, the price plus the credit (about \$70 more). With no existing mortgage, the estimated net would be \$432,990.00.

6. How technology is used

AI tools are used as assistive aids in content creation and market analysis. All content is reviewed and finalized by a licensed real estate professional.

Photo credits

Some photos on this site show people who were generated with AI tools. They are illustrations, not real clients or residents. The places in our neighborhood photos are real; where people were added or a scene was retouched, the credit below says so. Some images show an AI-generated likeness of Shalinthia Miles, made with her consent; people with her are not real clients. The Concierge Team members in the welcome desk are virtual assistants with AI-generated portraits, not licensed agents.

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- Sunnyside · [“Sunnyside-46th-St”](#) by Mpcoder, Wikimedia Commons, [CC BY-SA 4.0](#). Cropped; an overhead cord removed. Edited version: [CC BY-SA 4.0](#).

7. Fair housing

I am committed to equal housing opportunity and follow federal, New York State and New York City fair housing laws. I don't discriminate against anyone on the basis of a characteristic protected by those laws. Two resources:

- NYS Housing and Anti-Discrimination Disclosure Form (DOS-2156)
- NYS Housing and Anti-Discrimination Notice

8. Texts and emails

Texts. If you agree to texts on a form, Shalinthia Miles, Licensed Real Estate Salesperson, may text you at the number you gave about your request, appointments and real estate updates. That includes marketing texts sent with automated technology.

- › Consent is not a condition of any purchase or service.
- › Message frequency varies.
- › Msg & data rates may apply.
- › Reply STOP to cancel, HELP for help.
- › Mobile carriers are not liable for delayed or undelivered messages.

Emails. If you agree to emails, you can unsubscribe at any time using the link in any marketing email.

My [Privacy Policy](#) explains how I handle your information.

9. Using the site responsibly

Please use the site lawfully. Don't:

- › interfere with how it works;
- › try to gain access you aren't given;
- › copy it in bulk by automated means, including to train artificial intelligence models;
- › upload harmful code;
- › submit false information, or someone else's details without their permission.

10. Content and trademarks

Unless [noted otherwise](#), the site's text, photographs and design belong to Shalinthia Miles. The eXp Realty name and logo belong to eXp Realty, LLC. Other materials belong to their owners.

You may view and share pages for your own personal, non-commercial use. Please don't copy, republish or sell site content without my written permission. Please don't use my name, photograph or logo, or eXp's, to suggest that either of us endorses you or your business.

11. Links to other sites

The site links to sites I don't control, including:

- › my appointment booking site;
- › the New York Department of State;
- › my brokerage;
- › guides hosted on Google Drive.

I'm not responsible for their content or practices. Each has its own terms and privacy policy.

12. No warranties

The site is provided "as is" and "as available." To the fullest extent the law allows, I make no warranties of any kind about it, express or implied, including about accuracy, completeness or availability.

13. Limits on liability

To the fullest extent the law allows, neither I nor eXp Realty, LLC will be liable for indirect, incidental, special or consequential damages arising from your use of the site or your reliance on its content.

Nothing in these Terms limits any liability that the law doesn't allow to be limited.

14. If the site is misused

If you misuse the site or break these Terms, you are responsible for the claims, losses and reasonable legal costs that result for me.

15. Governing law

These Terms are governed by the laws of the State of New York. Any dispute about the site will be heard in the state or federal courts located in New York.

16. Accessibility

I want everyone to be able to use the site. If any part of it is hard to use, contact me and I'll get you the information another way.

17. General

- Written agreements come first. If we sign a written agreement, such as a listing or buyer agreement, and it conflicts with these Terms, the written agreement controls.
- Severability. If a court finds part of these Terms unenforceable, the rest still applies.
- No waiver. If I don't enforce a part of these Terms at some point, I can still enforce it later.
- The whole agreement. These Terms and my [Privacy Policy](#) are the whole agreement between us about the site.

18. Changes to these Terms

I may update these Terms from time to time. The effective date at the top shows when they last changed. Using the site after a change means you accept the updated Terms.

19. Contact me

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