

Privacy Policy

This policy explains how we use the information we collect, and under what circumstances we may disclose it to others. It will also give you information about how to manage the Personal Information that you provide to us through these means.

Background

This privacy policy describes and applies to the “Personal Information” we collect from you when you visit the IMT Capital website www.imtcapital.com (the “Website”). This policy explains how we use the information we collect, and under what circumstances we may disclose it to others. It will also give you information about how to manage the Personal Information that you provide to us through these means. This policy applies to all Personal Information we have obtained or may obtain offline through other traditional means.

Personal Information Definition

For purposes of this Policy, “Personal Information” means any information by which you can be personally identified, and includes your name and address, age or date of birth, your e-mail address, number of children, your occupation, employment information, telephone number, education, the kind of service provided to you, your social security number, real property purchased, leased, or rented, bank account number, credit or debit card number, bank or investment account, debit card, or credit card balance, payment history, and information pertaining to your creditworthiness, assets, income or liabilities.

What Personal Information Does IMT Collect?

When you visit and interact with the Website, we may collect information about you in any of the following ways:

- Some non-personally identifying information is automatically collected through the use of cookies and similar technologies when you visit the Website.

Information You Actively Submit

The Website provides general information about the various properties managed by IMT and contain various features and services that may be utilized by existing and prospective residents at our properties. You can browse, read or download the general information about IMT and its properties without providing us any Personal Information, other than information automatically collected from your device (see the section below titled “Automatically Collected Information”).

In order to use certain features of the Website, it is necessary for you to register and create an account (“User Account”). When you register for an account, you will be required to identify the property at which you reside and enter your name, e-mail address and your Birth Date (“User Account Information”). You will also be required to create an account password. If you submit a lease application or a maintenance or service request, we collect Personal Information that we will need in order to process your application or request.

Automatically Collected Information

When you visit our Website to browse, read, or download information, IMT’s web server automatically collects information from your web browser such as the:

- Internet domain through which you access the Internet (e.g., yourServiceProvider.com if you use a commercial Internet service provider);
- Internet Protocol address of the computer you are using;
- Type of browser software and operating system you are using;
- Demographic information concerning the country of origin of your computer and the language(s) used by it;
- Date and time you access our site;
- The Internet address of the site from which you linked directly to our site and, if applicable, the search engine that referred you and any search strings or phrases that you entered into the search engine to find this site; and
- The average time you spend on the Website, the pages you viewed and information you searched for and other relevant statistics about your use of the Website.

While this information does not generally identify you personally, and we do not combine this information with any Personal Information that you may voluntarily and actively submit to us, certain jurisdictions may consider IP address and other device information to be “personal information”. We will not use this information to identify you individually, unless we must do so to investigate and/or remedy an issue of Website security, or if we are required to do so for law enforcement purposes.

Instead, we will use this information in the aggregate (combined with similar information collected from our other Website visitors) to help us analyze, maintain, and improve the Website, e.g., to determine the number of visitors to different sections of our site, to ensure the site is working properly, to help us make our site more accessible and useful, and to understand trends and patterns regarding the use of our Website.

Information Collected via Cookies

“Cookies” are small text files that are placed on your computer’s hard drive by a web server. Cookies can be read by the web server in the domain that placed them on your computer. The use of cookies is a standard practice among websites for authentication and to collect or track information about your activities while using the website.

Most people do not know that cookies are being placed on their computers when they visit the Website or most websites because browsers are often set to accept cookies.

You can choose to have your browser warn you every time a cookie is being sent to you or you can turn off cookie placements.

Cookies can be set to expire: (1) on a specified date; (2) after a specific period of time; (3) when a transaction has been completed; or (4) when a user turns off his/her Internet browser. A cookie that is erased from memory when a visitor's Internet browser closes is called a "session" cookie. Cookies that expire based on a time set by the Web server are called "persistent" cookies.

The Website uses persistent and session cookies. We may use cookies for:

- Storing Preferences and Settings. We may store preference and settings information in a cookie to customize the content and/or layout of the Website so that you will see relevant information when you return to the Website. This optimizes the speed of the Website and also can save you time by eliminating the need to repeatedly enter the same information every time you visit the site.
- Site Analytics. We use cookies to analyze the usage of our Website, such as to count the number of unique visitors to a web page or service or to develop other aggregate statistics about the operations of our sites and services.

Google Analytics

IMT uses Google Analytics for analyzing the use of its Website. Google Analytics plants a permanent cookie on your computer to identify you as a unique user of this Website. Google Analytics collects information such as how often users visit this Website, what pages they visit when they do so, and what other sites they used prior to coming to this Website. We use the information we get from Google Analytics only to improve this site. Google Analytics collects only the IP address assigned to you on the date you visit this Website, rather than your name or other identifying information. We do not combine the information collected through the use of Google Analytics with any Personal Information. Google's ability to use and share information collected by Google Analytics about your visits to this site is restricted by the Google Analytics Terms of Use and the Google Privacy Policy. You can prevent Google Analytics from recognizing you on return visits to this site by disabling cookies on your browser. Website visitors that don't want their visit data reported by Google Analytics can install the Google Analytics opt-out browser add-on. For more information on the opt-out browser add-on, see the Google Analytics Opt-Out Webpage.

How to Control Cookies

Most web browsers automatically accept cookies, but you can usually modify your browser setting to block cookies. Instructions for blocking and deleting cookies in your browsers are available at <https://www.allaboutcookies.org/manage-cookies/>. Please be aware that if you choose to block or delete cookies, you may not be able to use certain interactive features of the Website that depend on cookies, and any settings and preferences controlled by deleted cookies will also be deleted and may need to be recreated.

Behavioral Targeting and Do Not Track Technology

IMT does not utilize cookies or other technologies for the purpose of tracking and collecting data about other websites you visit or your online web browsing habits and activities for IMT's own marketing purposes. You may opt out of having your data pertaining to your use of this Website from being collected by Google Analytics as explained above in the section titled "Google Analytics."

Your California Privacy Rights

California "Shine the Light" Law

Under Section 1798.83 of the California Civil Code, also known as California's "Shine the Light" law, residents of California have the right to request from a business, with whom the California resident has an established business relationship, certain information with respect to the types of personal information the business shares with third parties for those third parties' direct marketing purposes, and the identities of the third parties with whom the business has shared such information during the immediately preceding calendar year. To exercise your rights, you may make one request each year by contacting us using the "Contact Us" section below with a "Request for California Privacy Information" on the subject line or in the body of your message. Be sure to provide in the request sufficient information to properly identify you and/or the members of your family.

California Consumer Privacy Act

What rights do you have with respect to your personal information as a California resident?

If you are a resident of California, you are granted specific rights regarding access to your personal information by the recently enacted California Consumer Privacy Act of 2018 (CCPA.) You have the right to opt-out of the sale of your PI, the right to know what PI we may have about you, the right to delete the PI that we may have about you, and the right to be free from discrimination for exercising your rights.

Right to opt-out of sale

IMT does not make your personal information available for purchase or otherwise share your information in exchange for money. IMT may share your personal information (including your Identifiers, Internet or Other Electronic Network Activity, Professional and Employment Related Information, and Education Information) with vendors who provide services to us, such as background checks and verifications, talent management or online advertising and marketing. This sharing may be considered a "sale" under the CCPA's broad definition of the word "sale."

DO NOT SELL MY PI

You can opt out of our sharing of your personal information by:

- [clicking here](#)
- calling our toll-free number [1-800-925-0212](tel:1-800-925-0212)

Right to know

The CCPA law permits our users who are California residents to access and obtain in a portable format from us, up to twice a year and free of charge, information about the categories or specific pieces of personal information we collected, used, sold and disclosed to third parties in the immediately preceding twelve (12) month period.

Right to delete

You have the right to request deletion of your personal information, subject to certain exemptions provided for by law.

Right to be free from discrimination for exercising your rights

You have the right to be free from discrimination related to the exercise of any of your CCPA rights.

- We do not provide financial incentives for collection or use of personal information.
- We do not discriminate against consumers that exercise their CCPA rights.

How Can You Submit a Request to Review or Delete the Data We Collect from You?

If you are a California resident and would like to make such a request, please submit your request directly to us, in one of two ways by:

- [clicking here](#)
- calling our toll-free number [1-800-925-0212](tel:1-800-925-0212)

If you are exercising access or deletion rights on behalf of another person, please be prepared to provide proof that you have been designated as an authorized agent.

Verification of the Request

We will take reasonable steps to verify the authenticity of the request.

- We may ask you to log into your account.
- If you do not have an account, we may ask you to match pieces of personal information that we maintain about you to a reasonable or high degree of certainty depending upon whether you request the categories of personal information we may have about you or the specific pieces of personal information that we may have about you.
- If you are requesting specific pieces of personal information collected about you, then you may be asked to include a **signed declaration under penalty of perjury** that the requestor is the consumer whose personal information is the subject of the request. We will maintain all signed declarations as part of our record-keeping obligations.
- If there is no reasonable way to verify your identity, or there is another reason we are unable to honor your request, we will inform you and provide you with any information that we are able to provide in accordance with the law.

Agent

California residents may submit a request for their Right to Know, Right to Delete, and Right to Opt-out of the Sale of Personal Information directly or through an authorized agent. Authorized agents may submit a request by calling our toll-free number [1-800-925-0212](tel:1-800-925-0212) or emailing us at connect@imtresidential.com.

For requests received from an agent, agent shall provide proof of authorization to act on behalf of a California resident (e.g. Power of Attorney or signed written permission). We may also require the agent to independently verify his identity and, if agent is a business, provide proof of business registration with the State of California. In order to protect personal information from unauthorized access or deletion, we may request information to verify the authenticity of the request. If we cannot verify identity, we will not provide or delete personal information.

Contact Us

If you have any questions or comments concerning our privacy policy, you may contact us in any of the following ways:

- Send an e-mail with your current information to connect@imtresidential.com
- Send a message using our Contact Us web form
- Send a request in writing with your current information to:
15303 Ventura Blvd., Suite 200
Sherman Oaks, CA 91403
- Call us toll-free at [1-800-925-0212](tel:1-800-925-0212)

If at any time you believe IMT has not adhered to the policies and principles set forth in this Privacy Policy, please notify us using the contact information provided above. We will make all commercially reasonable efforts to promptly address your concerns.

Changes to Privacy Policy

If we change our Privacy Policy, we will post those changes on our Website to update you on the information we collect, how we use it, how we protect it and under what circumstances, if any, we disclose it. Unless we clearly express otherwise, we will use information in accordance with the Privacy Policy under which the information was collected.

This Privacy Policy was last updated on: June 23, 2020

CONSENT TO COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION BY YOUR CONTINUED USE OF OUR WEBSITE OR PROVIDING YOUR PERSONAL INFORMATION, YOU ARE ACCEPTING THE TERMS STATED IN THIS PRIVACY POLICY AND YOU EXPRESSLY CONSENT TO IMT'S COLLECTION, USE AND DISCLOSURE OF YOUR PERSONAL INFORMATION AS DESCRIBED IN THIS VERSION OF THIS PRIVACY POLICY.