

## **Evergreen Apartment Group Online Privacy Policy**

Evergreen Apartment Group, Inc. and Evergreen Properties Management, Inc. and any of its affiliates or properties it so manages (collectively, “Evergreen”) is committed to protecting individual privacy for utilization of our internet website (“Site”) located at <https://www.evergreenapartments.com/> . It is important to us that we provide transparency regarding our collection, use, and disclosure of personal identifiable information (“Personal Information”) that can be reasonably linked with users of our Site and our online facilities and services. To help us meet this commitment to you, we have created this Privacy Policy (“Privacy Policy”). This governs any and all data collection and usage by Evergreen. Through the use of our Site, you are therefore consenting to the data collection procedures expressed in the Privacy Policy.

### **Privacy Policy Updates**

Evergreen reserves the right to make changes to the Privacy Policy at any time. If you want to make sure that you are up to date with the latest changes, we encourage you to frequently visit this page to review the Privacy Policy. If there are any changes to this Privacy Policy Evergreen will post its updated Privacy Policy on our Site. Your continued use of this Site and/or services and/or your continued provision of Personal Information to us after the posting of such notice will be subject to the terms of the then-current Privacy Policy.

#### **Specifically, this Policy will inform you of the following:**

1. What personally identifiable information is collected from you through our website;
2. Why we collect personally identifiable information and the legal basis for such collection;
3. How we use the collected information and with whom it may be shared;
4. What choices are available to you regarding the use of your data; and
5. The security procedures in place to protect the misuse of your information.

### **Information Collection**

It is always up to you whether to disclose personally identifiable information to us, although if you elect not to do so, we reserve the right not to register you as a user or provide you with any products or services. We collect information when you use the Site. The Site collects various types of information, such as: information automatically collected when visiting our Site, which may include cookies, third party tracking technologies and server logs, as well as any time you register for an account. In addition, Evergreen may have the occasion to collect non-personally identifiable information, as well as the type of browser you are using, IP address, or type of operating system, ‘cookie information’ which will assist us in providing and maintaining superior quality service. “Cookies” are identifiers we transfer to your browser or device that allow us to recognize your browser or device and tell us how and when pages and features in our services are visited and by how many

people. You may be able to change the preferences on your browser or device to prevent or limit your device's acceptance of cookies, but doing so may reduce your experience on our Site by preventing you from using many of our Site's features. If you decline cookies, however, you may lose the ability to fully take advantage of our Site's features and services.

We may use your personally identifiable information to deliver our services or information you have requested, verify your authority to enter certain password protected areas of the Site, verify that you are a customer or prospective customer, send you information that you have signed up to receive, notices about our products and/or services that you have used or that may be of interest to you and notices about events, and improve the content and general administration of the Site and our services. If you are a user of our services, we may use your Personal Information to provide the services to you.

## **Choices Regarding Your Information**

We give you choices regarding our use and disclosure of your Personal Information for marketing purposes. You may opt out from:

1. Receiving marketing-related emails from us. If you no longer want to receive marketing related emails from us on a going-forward basis, you may opt out by following the "unsubscribe" option contained in any such email.
2. Receiving other promotional text communications, like SMS. If you no longer want to receive marketing related texts, you may opt out by replying "STOP" to any message you may receive from us.

## **Keeping Your Information Updated**

It is up to you to keep your Personal Information on our Services up to date. You can update your Personal Information by logging into your account. If you are unable to update your Personal Information, you can contact us in accordance with the "Contact Us" section below.

## **Why We Collect Information**

We are collecting your data for several reasons:

1. To better understand your needs and provide you with the services you have requested.
2. To fulfill our legitimate interest in improving our services and products.
3. To send you promotional emails containing information we think you may like when we have your consent to do so.

4. To contact you to fill out surveys or participate in other types of market research, when we have your consent to do so.
5. To customize our Site according to your online behavior and personal preferences.
6. To notify you of changes to our Site, this Privacy Policy, or our services.

## **Retaining Your Personal Information**

We retain Personal Information for the duration of your relationships with us, and where we have an ongoing legitimate business need to do so (for example, to comply with applicable legal, tax or accounting requirements, to enforce our agreements or comply with our legal obligations). Retention periods may be extended if we are required to preserve your personal information because of litigation, investigations and other similar proceedings, or if a longer retention period is required or permitted by applicable law.

## **Use of Information Collected**

Evergreen does not now, nor will it in the future, sell, rent or lease any of its customer lists and/or names to any third parties.

Evergreen may collect and may make use of personal information to assist in the operation of our Site and to ensure delivery of the services you need and request. At times, we may find it necessary to use Personal Information as a means to keep you informed of other possible products and/or services that may be available to you from [www.evergreenapartments.com](http://www.evergreenapartments.com).

Evergreen may also be in contact with you with regards to completing surveys and/or research questionnaires related to your opinion of current or potential future services that may be offered.

Evergreen uses various third-party social media features including but not limited to Facebook and Instagram and other interactive programs. These may collect your IP address and require cookies to work properly. These services are governed by the privacy policies of the providers and are not within Evergreen's control. Additionally, we may provide personal data to third parties such as government or regulatory authorities or to comply with any law enforcement or legal process when we have a legal obligation to do so. We may also disclose certain information if we believe, in good faith, that doing so is necessary to protect or defend Evergreen or its affiliates.

## **Disclosure of Personally Identifiable Information**

We may provide your personally identifiable information and the data generated by cookies and third party analytics tools and the aggregate information to the vendors and service agencies that we may engage to assist us in providing our services to you or in other ways described in this Privacy Policy or to which you have otherwise consented.

We will disclose your personally identifiable information if we reasonably believe we are required to do so by law, regulation or other government authority or to assist in any investigation, in response to a subpoena or search warrant, to outside auditors who have agreed to keep the information confidential, during negotiations of any sale or acquisition, merger, consolidation or other corporate reorganization, in debt collection or any legal proceeding, as necessary to maintain, safeguard and preserve all the rights and property of Evergreen, to protect our or our users' rights or to enforce our terms of use.

## **Children under the age of 17**

Evergreen's website is not directed to anyone under the age of seventeen (17). Anyone under the age of seventeen (17) must seek and obtain parent or guardian permission to use this website.

## **Third Party Analytics Tools**

Beyond the personally identifiable information you voluntarily provide to us, Evergreen utilizes analytics tools including third party technologies, such as Google Analytics, to collect non-personally identifiable information utilizing cookies. Certain types of information, including geolocation, device type, onsite website usage and behavior, demographic data, and purchase history, is collected and aggregated across Evergreen Site users for our analysis and advertising efforts.

Users may learn more about Google Analytics use of cookies by visiting the Google Privacy and Terms page at <http://www.google.com/policies/>. You may opt out of being tracked by Google Analytics by i) Turning off cookies in the preferences settings in your browser ii) Downloading the Google Analytics opt-out browser add on available at: <https://tools.google.com/dlpage/gaoptout/> iii) Opting out of user interest and demographic categories in the Settings for Google Ads feature to manage or opt out of Google interest based ads at: or iv) Managing cookies used for online advertising across multiple companies at the US-based Network Advertising Initiative at <http://www.networkadvertising.org/choices/>.

## **Links to Third Party Sites**

Please note that this Privacy Policy does not govern the collection and use of information by companies that Evergreen does not control, nor by individuals not employed or managed by Evergreen. Any links does not constitute an endorsement by Evergreen of those websites. You acknowledge that Evergreen is providing these links to you only as a convenience and further agree that Evergreen is not responsible for the content of such websites. Your use of external websites is subject to the terms of use and privacy policies located on the linked external websites. If you visit another website referred to or linked to our Site, be sure to review its privacy policy prior to providing information.

## **Non-Marketing Purposes**

Evergreen greatly respects your privacy. We do maintain and reserve the right to contact you if needed for non-marketing purposes (such account issues, and/or changes in Evergreen products and services). In certain circumstances, we may use our website, software, or other public means to post a notice.

## **Opting -In**

All users and visitors to our websites are given the opportunity to voluntarily provide us personal information including, but not limited to, your name, email address, home address, phone number, usernames, passwords and similar such information. If you choose to discontinue receiving any form of communication from us, you may unsubscribe or opt out as described above. If you wish to unsubscribe or opt-out from any third-party websites, you must go to that specific website to unsubscribe or opt-out. Evergreen will continue to adhere to this Privacy Policy with respect to any personal information previously collected.

## **Security**

Evergreen takes precautions to protect your information and employ industry standard procedural and technological measures that are reasonably designed to help protect your Personal Information from loss, unauthorized access, disclosure, alteration or destruction but cannot guarantee its complete protection. Unauthorized entry or use, hardware or software failure, and other factors, may compromise the security of user information at any time. To the fullest extent permitted by applicable law, Evergreen and its affiliates shall not be liable for any such unauthorized, illegal or fraudulent use of Personal Information. If any term or other provision of this Privacy Policy is held to be invalid, illegal, or incapable of being enforced by any rule of law or public policy by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of this Privacy Policy shall, to the extent permitted by law, remain in full force and effect.

## **Notice to Users Outside the United States**

This Site and the services on this Site are targeted for users in the United States of America. Any information you enter on this Site may be transferred outside of your country of residence to the United States of America, and the data protection laws in the U.S. may not be equivalent to those in your country of residence. By using this Site or the services, you consent to the transfer of personal data described in this Privacy Policy to the United States of America and to the processing of that information by Evergreen on its servers located in the United States of America as described in this Privacy Policy.

## **Acceptance of Terms**

By using this Site, you are hereby accepting the terms and conditions stipulated within the Privacy Policy. If you are not in agreement with our terms and conditions, then you should refrain from further use of our sites. In addition, your continued use of our Site following the posting of any updates or changes to our terms and conditions shall mean that you agree and accept such changes.

## **How to Contact Us**

If you have any questions or concerns regarding the Privacy Policy related to our Site, please feel free to contact us at the following email, telephone number or mailing address.

## **Mailing Address**

- Evergreen Apartment Group
- 1627 New Jersey Avenue
- New Castle, DE 19720
- [comments@evergreenapartments.com](mailto:comments@evergreenapartments.com)
- (302) 998-0322 x1758

This Privacy Policy was last updated: March 25, 2025

This Privacy Policy is effective as of: March 25, 2025