

GOT NEST: AI SAFETY & ACCEPTABLE USE POLICY (AUP)

Ecosystem Policy Matrix for Consumer Interface & Real Estate Agent Whisper Mode

Effective Date: July/01/2026

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REGULATORY COMPLIANCE DIRECTIVE: *This Acceptable Use Policy is engineered to integrate alongside state and federal housing guidelines, the National Association of Realtors (NAR) Code of Ethics, and Texas Real Estate Commission (TREC) laws. Any automated output generated by our AI agent ("Jay") and automated chat must be validated against these compliance criteria.*

1. Core Purpose and Strategic Scope

This AI Safety & Acceptable Use Policy ("AUP") sets the operating criteria and architectural safety rules governing all interactions with "Jay," the proprietary artificial intelligence assistant integrated across the Got Nest ecosystem, including web tools, programmatic endpoints, and mobile applications. This policy establishes a binding contract applicable to all individual end-users ("Clients") and licensed real estate sales agents, brokers, and realtors ("Agents") accessing Got Nest computational services.

2. Strict Housing Compliance & Anti-Discrimination Mandate

The Got Nest platform operates in complete alignment with the federal Fair Housing Act, the regulations of the Department of Housing and Urban Development (HUD), the Texas Fair Housing Act, and Article 10 of the NAR Code of Ethics. Artificial intelligence operations must not be deployed to enable or optimize unfair market sorting or discriminatory filtering.

CRITICAL COMPLIANCE THRESHOLD: *Users and Agents are explicitly prohibited from prompting Jay—either in public chat frameworks or private Whisper configurations—to process, execute, or organize operations based on protected classes.*

Prohibited actions include, but are not limited to:

- Filtering, sorting, segmenting, or prioritizing real estate opportunities based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.
- Using Jay to generate regional demographic profiles, crime analysis sheets, or proximity scores that function to steer consumers toward or away from specific neighborhoods or developments.

- Drafting listing materials, text ads, consumer-facing emails, or transaction narratives that contain exclusionary phrasing or implicit bias.

3. Dual-Mode Interface Operational Framework

A. Public Interface Mode (Consumer Assistance)

In the public client view, Jay operates as an interactive search guide. Individual consumers using the service agree to the following strict guidelines:

- **System Exploitations:** Users shall not engage in prompt injection attacks, jailbreaking methods, or adversarial engineering to make Jay bypass safety filters, output system parameters, or execute arbitrary code blocks.
- **Informational Boundaries:** All property summaries, market overviews, and preliminary financial calculations generated by Jay are informational, and do not constitute legal contracts or guaranteed closing offers under TILA-RESPA rules.

B. Private Enterprise Mode ("Whisper Mode" for Agents)

Whisper Mode provides background, real-time coaching metrics and analytical text directly to licensed professionals during client sessions. Agents acknowledge their role as licensed fiduciaries in Texas and agree to the following terms:

- **Human-in-the-Loop Liability:** Jay's 'Whisper' stream is an advisory reference. The Agent retains complete professional liability for all final communications, market suggestions, and strategic advice relayed to Clients.
- **Texas Licensing Guidelines:** Agents shall not prompt Jay to write customized legal amendments or formal contracts. All platform activities must respect TREC parameters governing the unauthorized practice of law.
- **Protected Consumer Privacy:** Agents are strictly barred from inputting sensitive data records (such as complete credit histories, social security numbers, or banking files) into the chat streams.

4. Platform Exploitation and Abuse Clauses

The following structural behaviors are strictly barred across the Got Nest system:

- Using Jay's interface to extract structured property listings, regional HAR variables, or system pricing matrices for external commercial use.
- Presenting Jay's Whisper Mode suggestions to consumers as primary legal opinions or human-certified appraisals.
- Generating predatory negotiation strategies designed to manipulate or mislead unrepresented parties in a real estate transaction.

5. Technical Auditing, Enforcement, and Data Logs

To preserve system security and maintain proper data records required by HUD and TREC, Got Nest logs and monitors all system prompts, user questions, and AI answers—including internal agent transcript layers from Whisper Mode. Got Nest reserves the right to immediately suspend accounts, revoke software licenses, and report severe breaches (such as intentional Fair Housing violations or systematic scraping) to state licensing boards and federal enforcement panels.