TheMediterranean.com

FOR LUXURY REAL ESTATE AGENCIES AND DEVELOPERS

Founding Partner Terms

Simple, clear and fair. Version of November 2026.

These Terms are between The Middle East Company, LLC, P.O. Box 543, Hobe Sound, Florida 33475, United States, the owner and operator of TheMediterranean.com ("we" or "us"), and the agency or developer named at the end ("you"). They take effect when both of us have signed them.

We have kept them short and in plain words. Where they speak of a "place", they mean your Founding Partner place in one Territory and one category.

01 Your place

1.1 You receive a Founding Partner place in the Territory and category (Agency or Developer) named at the end. Each Territory has no more than three places in each category.

1.2 Places are filled in the order complete applications are approved. We approve or decline every application at our sole discretion, to keep the luxury standard of TheMediterranean.com, and we need not give a reason.

1.3 Your place belongs to your firm alone. It cannot be sold, transferred, assigned, shared or passed on, including through a merger, a sale of the business or a change of name, unless we agree in writing.

1.4 We decide the names and boundaries of the Territories and may refine them as the site grows. We will tell you before any change that affects your Territory.

02 What you receive

2.1 For each year you have paid: a page of your own, shown on TheMediterranean.com and, as each opens, on every language edition of TheMediterranean.com (twelve sites in twelve languages, listed at themediterranean.com/our-strategy), at no extra fee, built by us in the house style and refreshed once a year at renewal with the new photographs and words you send us; the Golden Badge, bearing the year you joined, on your page and on your Territory page; call, WhatsApp, email and website buttons that put buyers and sellers in touch with you directly; a place on your Territory page, the country travel guide and the country real estate guide, beside no more than two other Founding Partners in your category, presented in rotation; an appearance in The Mediterranean Season Letter; and, once a year, an article in The Journal about your firm or your flagship home or development, written by us in the house style.

2.2 Founding Partners rotate equally among themselves and, together, always stand ahead of every partner admitted after Year 3 and every other advertiser.

2.3 The design, layout, order and features of TheMediterranean.com are ours to decide and will evolve. We will keep the substance of your package for every year you have paid.

03 Your page and our approval

3.1 Your page shows the material you send us: your words, logo, photographs, film links and contact details.

3.2 All photographs and wording must be approved by TheMediterranean.com in order to maintain the luxurious integrity of our platform. We may edit, decline or remove any material that does not meet our standard, at any time, and may ask you for something finer in its place.

3.3 Your listings stay on your own website. Your page links to it; we do not host, price or update your homes.

3.4 During the year we make small corrections, such as a telephone number or a link, at no cost. A full refresh of photographs and words comes once a year, at renewal.

3.5 Partner pages are clearly marked as paid. A place on our editorial lists of hotels, restaurants and services cannot be bought.

04 Fees and payment

4.1 The annual fee is per Territory and per category, at the rate of the current programme year: Year 1, US$50,000; Year 2, US$75,000; Year 3, US$100,000; Year 4 and beyond, as we publish. Year 1 begins on the day the new TheMediterranean.com is launched, and programme years count from that day, not from the day you join. Joining or renewing, everyone pays the rate of the current year.

4.2 The fee is paid in full, in US dollars, by bank wire, within 10 days of our written approval and our receipt of your signed Terms. Bank charges and any taxes are yours, so that the full fee arrives.

4.3 Nothing is built until your payment has arrived.

4.4 Wire instructions come only from advertise@TheMediterranean.com or our official WhatsApp, +1-561-543-6625. Before wiring, always confirm them by calling us on that number. We never change bank details by message, and we are not responsible for any payment sent to an account you have not confirmed with us by telephone.

4.5 The fee is an advertising fee: flat, paid in advance, and never dependent on visitors, clicks, enquiries or sales. We take no commission.

4.6 Fees are not refundable, except as set out in section 8.

05 Your year and renewal

5.1 Your year begins on the day your page is published. If publishing is delayed because material we have asked for has not arrived, your year begins 30 days after your payment arrives.

5.2 You commit one year at a time. We send your renewal invoice about 30 days before your year ends, at the rate of the then current programme year, with the Terms then in force.

5.3 Renewal is due on the last day of your year, with 15 days' grace. On the sixteenth day without payment, your place and your Golden Badge are released and may be offered to another firm.

5.4 You remain a Founding Partner, with your title and your Golden Badge, for as long as you renew without a break and continue to meet our standard and these Terms. Founding Partners are made only in Years 1 to 3; after Year 3, a released place goes to a partner without the Golden Badge.

06 Your promises

6.1 You are, and will remain, licensed or registered wherever your Territory requires it, and you will tell us at once if that changes.

6.2 Everything you send us is true, accurate and not misleading, and you will tell us promptly when it changes.

6.3 You own, or are licensed to use, every photograph, film, logo and word you send us. You permit us to show them on TheMediterranean.com, in The Mediterranean Season Letter and in the promotion of TheMediterranean.com for as long as your place lasts.

6.4 You answer every enquiry from TheMediterranean.com promptly and courteously, within 24 hours.

6.5 You comply with every law that applies to your business, including those on real estate, advertising, anti-money laundering and personal data. Enquiries come to you directly, and you are responsible for the personal data you receive.

6.6 You will not use our name, the Golden Badge or the site to suggest that we recommend, value or guarantee any property, price or transaction.

07 The Golden Badge and our name

7.1 While your place is active, you may show the Golden Badge on your own website and materials, in the form we provide, linked to your page.

7.2 The TheMediterranean.com name, wordmark, Golden Badge and site remain ours. When your place ends, you will remove the Golden Badge from your website and materials within 14 days.

08 Ending a place

8.1 You may end your place at any time by writing to advertise@TheMediterranean.com. The fee for the current year is not refunded.

8.2 We may suspend your page at once, or end your place by written notice, without refund, if your payment does not arrive; if you breach these Terms and do not put it right within 14 days of our notice; if you lose a licence or registration your Territory requires; or if, in our reasonable judgment, anything connected with your firm could harm the reputation of TheMediterranean.com or the trust of its readers.

8.3 If we end your place for any other reason, or close the programme, we refund the unused part of that year's fee, counted in whole months. This refund is your only remedy.

8.4 When a place ends, we remove your page and your Golden Badge within 30 days.

09 Not a broker

9.1 TheMediterranean.com is an advertising and media platform, not a real estate broker, agent or finder. We do not act for buyers or sellers, introduce clients, negotiate, arrange any sale or hold any money for a transaction.

9.2 Every enquiry, viewing and sale is between you and your client. We take no part in it and no commission from it. Nothing we publish is legal, tax or investment advice.

10 Our responsibility, and yours

10.1 We take great care to keep TheMediterranean.com beautiful and running, but we do not promise any number of visitors, enquiries or sales, or that the site will always be available without interruption.

10.2 Our total responsibility to you, for anything connected with these Terms, is limited to the fees you paid us in the twelve months before the claim. We are not responsible for any loss of profit, business, sales, commission or reputation, or for any indirect loss.

10.3 You will protect us from, and repay us for, any claim, loss or cost, including reasonable legal fees, arising from the material you send us, your services, your dealings with your clients, or a breach of your promises in section 6.

10.4 Neither of us is responsible for a delay caused by events beyond reasonable control.

11 General

11.1 These Terms, with your approved application and our invoice, are the whole agreement between us and replace anything said or written before. A change is valid only in writing signed by both of us. Terms for a renewal year are those we send with the renewal invoice.

11.2 Notices are given by email: to us at advertise@TheMediterranean.com, and to you at the email of the person who signs below.

11.3 If any part of these Terms cannot be enforced, the rest remains in force. If we do not enforce a right at once, we have not given it up.

11.4 These Terms are governed by the laws of the State of Florida, United States. Any dispute will be decided only by the state or federal courts for Martin County, Florida, and both of us accept their jurisdiction.

11.5 These Terms are written in English, and the English text prevails. They may be signed electronically and in counterparts, each as valid as an original.

Agreed and signed

Typed signatures are accepted. Save the completed PDF and return it to advertise@TheMediterranean.com.

THE FOUNDING PARTNER

Firm

Territory

Category (Agency or Developer)

Programme year and annual fee

Name of person signing

Title

Email for notices

Signature (type your full name)

Date

THEMEDITERRANEAN.COM

Company (owner of TheMediterranean.com)

The Middle East Company, LLC

Name

Keith E. Shanahan

Title

Founder

Email for notices

advertise@TheMediterranean.com

Signature

Date

