

COOKIES POLICY

Our Cookies Policy intends to describe the types of cookies used by the website www.vernarealestate.com, the purposes of the cookies installed and the ways in which the user can select or deselect the cookies on the site and which use services offered.

We use cookies to make our site easier and more intuitive. The data collected through cookie are used to make the browsing experience more enjoyable and more efficient in the future.

1. WHAT COOKIES ARE

Cookies are small text strings that the applications visited by the User send to his terminal (usually the browser), where they are stored for being re-transmitted to the same applications at the next visit by the same user.

The term cookie refers to both the same cookies and all similar technologies.

Cookies are used to access online services quickly and to improve user navigation by monitoring sessions, storing user information, faster loading of content, etc.

2. TYPES OF COOKIES

Cookies can be:

- First-party cookies: they are proprietary cookies used by the site in order to allow the user to navigate more efficiently and / or to track the actions exercised by the user himself;
- Third-party cookies: cookies set by a site different from the one you are currently visiting in order to allow the user to browse more efficiently and / or to track the actions exercised by the user himself;

Furthermore, we can distinguished different types of cookies:

- Technical and Analytical Cookies: these are cookies related to strictly necessary activities for the functioning and supply of the service (e.g. session cookies for login), cookies related to the saving of preferences and optimization (e.g. cookies to save the shopping cart or language / currency choices, etc.), analytical cookies to anonymously collect information in aggregate form.

Technical Cookies include:

- Session or Navigation Cookies: they are used to keep track of the user's activity on the network. They guarantee the normal navigation and use of the site, allowing for example to browse quickly, to make a purchase or to authenticate to access restricted areas, and are in fact necessary for its correct functioning;
- Functionality Cookies: allow the user to browse according to a series of selected criteria (for example, the language, the products selected for purchase, etc.) in order to improve the service provided;
- Analytical Cookies: used to collect information on the site's usage. The data collector uses this information for statistical analysis, to improve the site and simplify its usage, as well as to track its correct functioning. This type of cookie anonymously collects information on Users' activity on the site and on how they arrived at the site and the pages visited. Cookies in this category are sent from the site itself or from third-party domains.

Analytical Cookies include:

- First-party analytical cookies: assimilated on a regulatory level to technical cookies if used directly by the site's data collector without profiling the user but only to anonymously collect information in aggregate form, on the number of users and how they visit the site for statistical purposes and to improve the performance of the site;
- Third-party analytical cookies: they are made available by third parties and are assimilated to technical cookies if the third parties do not perform user profiling by using suitable tools to reduce the identifying power of cookies for example, by masking significant portions of the IP address) and without cross-checking the information collected with others already available.

For technical cookies, only the release of the Cookie Policy is required without the need to request consent. Disabling or deleting them, by accessing the functions of your browser, could compromise optimal navigation on the this site.

Profiling Cookies: they are used to track the user's web browsing and create a profile of his habits. They include:

- First-party profiling cookies: installed by the data controller to create user profiles in order to send advertising messages in line with the preferences expressed while surfing the net. Given their particular invasiveness in the private sphere of users, the applicable legislation requires that the user, subject to adequate information on the their usage, must give his consent;
- Third-party profiling cookies: used by third parties who access the information in clear text, therefore not anonymously and aggregate mode, and crosscheck them with other data already in their possession. The site does not have direct control of individual third-party cookies. The user is therefore invited to check the information relating to cookies on the third party's website.

The usage of these cookies requires the acquisition of the user's prior consent.

3. INSTALLED COOKIES

The cookies on this site are:

- THIRD-PARTY COOKIES that could carry out user profiling and tracking activities even without the data collector's knowledge. For more information, we recommend to carefully consult the privacy policies of the individual services listed below.

Below is the list of third-party cookies on this Site:

- Instagram Widget (elfsight.com)

Instagram Widget is a service provided by Elfsight that uses technical cookies to track the display of the widget itself. For more information, see the page:

<https://elfsight.com/privacy-policy/>

4. DURATION OF COOKIES

Cookies have a duration dictated by the expiration date or by a specific action, such as closing the browser, set at the time of installation. Cookies can be:

- temporary or session: they are used to store temporary information, allow you to link the actions performed during a specific session and are removed from the computer when the browser is closed;

- persistent: they are used to store information, such as the login name and password, in order to avoid the user typing them again each time they visit a specific site. These remain stored on the computer even after closing the browser. The user is free of changing the choices made at any time.

5. MANIFESTATION OF CONSENT

For cookies that require consent, on the first visit of the user, the site automatically displays a banner, containing both the link to this complete information and the request for consent to the use of cookies. The user can change or withdraw his consent at any time.

6. HOW TO DISABLE COOKIES

The user can manage cookie preferences directly within their browser and prevent third parties from installing cookies.

Through the browser preferences it is also possible to delete the cookies installed in the past, including the cookie in which the consent to the installation of cookies has been saved by this site. By disabling all cookies, the functioning of this site may be compromised.

The user can find information and exercise his right to oppose the tracking of cookies in his browser at the following addresses:

Internet Explorer: <http://windows.microsoft.com/internet-explorer/delete-manage-cookies>

Google Chrome: <https://support.google.com/chrome/answer/95647>

Mozilla Firefox: <https://support.mozilla.org/kb/enable-and-disable-cookies-website-preferences>

Opera: <https://www.opera.com/help/tutorials/security/privacy/>

Apple Safari: <https://support.apple.com/guide/safari/manage-cookies-and-website-data-sfri11471>

In addition, cookies can be deleted by requesting the opt-out directly from third parties or through the website <http://www.youronlinechoices.com/>, where it can be managed to track the preferences of most advertising tools.

To change the settings related to Flash cookies, you can click on the following link

https://www.macromedia.com/support/documentation/en/flashplayer/help/settings_manager07.html.

7. USER RIGHTS

Users can exercise certain rights with reference to the data processed by the data controller. In particular, the user has the right to:

- withdraw consent at any time;
- oppose the processing of their data;
- access their data;
- verify and ask for rectification;
- obtain the limitation of the processing;
- obtain the cancellation or removal of their personal data;
- receive their data or have them transferred to another data controller;
- propose a complaint to the supervisory authority for the protection of personal data and / or take legal action.

To exercise their rights, users can direct a request to the contact details of the data controller indicated in this document. Requests are free of charge and processed by the data controller as soon as possible, in any case within 30 days.

To exercise these rights, write to the data controller Verna Company SRL, located in Piazza dell'Incontro 02, Città di Castello (PG) with phone number 075 8520400.

Further information regarding data processing can be found at the following link www.vernacorp.com/en/docs/PRIVACYPOLICY.pdf