

Post-acute data license and alerts agreement

Licensor	VELARIONAI LLC, 5900 Balcones Dr Ste 100, Austin, TX 78731
Licensee	The organization named on the deed issued at purchase
Scope	One of the two below, as named on the deed: One state · Every loaded facility
Term	365 days from the day the fee is paid

WHAT IS GRANTED — THE DATA LICENSE

One state

1. VELARIONAI LLC grants the licensee a non-exclusive, non-transferable right to use the licensed data inside the licensee’s own organization for the term below.
2. The licensed data covers the state named above: its skilled nursing facilities, their Medicare cost report figures, their staffing, inspections, deficiencies, penalties and ownership, as loaded.
3. The licensee may not redistribute the licensed data, publish it as a dataset, or make it available to any third party as data. Analysis and findings drawn from it may be published, with attribution to Velarion Records.

Every loaded facility

1. VELARIONAI LLC grants the licensee a non-exclusive, non-transferable right to use the licensed data inside the licensee’s own organization for the term below.
2. The licensed data covers every loaded skilled nursing facility: Medicare cost report figures, staffing, inspections, deficiencies, penalties and ownership.
3. The licensee may not redistribute the licensed data, publish it as a dataset, or make it available to any third party as data. Analysis and findings drawn from it may be published, with attribution to Velarion Records.

TERMS COMMON TO BOTH SCOPES

1. Every value in the licensed data is the value its source document printed. Velarion Records does not estimate, interpolate, or carry a value in from another period, and makes no representation about the accuracy of the source documents themselves — which are public filings of the Centers for Medicare & Medicaid Services.
2. The bundle is rebuilt on request for the licensee’s own record; the licensee’s API key reaches the current data for the whole term.
3. Either party may end this license in writing. Fees already paid for the current term are not refunded, except within seven days of purchase, which is refunded in full on request.

CHANGE ALERTS — FACILITY AND PORTFOLIO SEATS

The change-alerts subscription (one facility, or a buyer-named portfolio of up to 100) is a different product from the data license above — a standing service, not a data grant — and its own terms are these:

1. The subscriber is billed the price shown at checkout for the tier bought (one facility, or a buyer-named portfolio of up to 100), and the watch is switched on with payment.
2. The subscription may be cancelled at any time; cancelling stops the next charge and does not refund a period already paid, except within seven days of purchase, which is refunded in full on request.
3. Alert content follows the same accuracy standard as the licensed data: every value is the value its source document printed, with the report or filing that first showed it.

The deed issued at purchase (data license) or the confirmation email (alerts) names the licensee/subscriber, the scope or tier, the term, the fee, and carries these terms. Velarion Records is published by VELARIONAI LLC, 5900 Balcones Dr Ste 100, Austin, TX 78731. Questions before you buy: hello@velarionrecords.com.