

Cookie Policy

 harrisonst.com/cookie-policy/

Effective Date: April 30, 2021

This Cookie Policy explains how Harrison Street Real Estate Capital LLC (“Harrison Street”, “we”, “us” or “our”) uses cookies and other trackers to ensure security, provide functionality, serve ads based on your online behavior and enhance user experience for people (“visitors” or “users”) who visit our website at <https://harrisonst.com> (“Site”).

If you would like to read this Cookie Policy in one continuous document or would like to print it, please click [here](#).

1. What are cookies and other trackers?

Cookies are text files that are placed on your computer or mobile or handheld device (such as smartphones or tablets) when you visit certain pages on the Internet. They are used to “remember” when your computer or device accesses this Site. Cookies are stored in your browser. A cookie will help the Site, or another website, to recognize your device the next time you visit. Most cookies won’t collect information that directly identifies you as a person, and will instead collect more general information such as how visitors arrive at and use our Site. Cookies may, however, be used to create a profile of the visitor’s activities on the Internet which can be used (for example) to try to predict the visitor’s purchasing and behavioral preferences.

We may also use Flash Local Storage Objects (“Flash LSOs”) to store your Site preferences and to personalize your visit. Flash LSOs are different from browser cookies because of the amount and type of data stored. Typically, you cannot control, delete, or disable the acceptance of Flash LSOs through your web browser. For more information on Flash LSOs, or to learn how to manage your settings for Flash LSOs, go to the Adobe Flash Player Help Page, choose “Global Storage Settings Panel” and follow the instructions. To see the Flash LSOs currently on your computer, choose “Website Storage Settings Panel” and follow the instructions to review and, if you choose, to delete any specific Flash LSO.

Clear GIFs are tiny graphics with a unique identifier, similar in function to cookies. In contrast to cookies, which are stored on your device’s hard drive, clear GIFs are embedded invisibly on web pages. We may use clear GIFs (also called web beacons, web bugs or pixel tags), in connection with our Site to, among other things, track the activities of Site visitors, help us manage content, and compile statistics about Site usage. We and our third party service providers also use clear GIFs in HTML emails to our customers, to help us track email response rates, identify when our emails are viewed, and track whether our emails are forwarded.

2. Types of cookies

Session cookies

Session cookies are stored only temporarily during a browsing session and are deleted from the visitor's device when the browser is closed.

Persistent cookies

This type of cookie is saved on your device for a fixed pre-defined period of time (usually several months) and is not deleted when the browser is closed. Persistent cookies are used where we need to be able to recognize your device for more than one browsing session. Persistent cookies used on this Site generally have a maximum lifespan of up to 13 months, or exceptionally 2 years; please see below for further details.

First party cookies

First party cookies are set by the website you are visiting and they can only be read by that site.

Third party cookies

Third party cookies are not set by the owner of the website you are visiting, but by a different organization. For example, advertisers and other third parties may use their own cookies when you click on an advertisement or link on our Site, or we might engage a third party analytics company that will set their own cookie to perform this service.

3. Categories of cookies

The different types of cookies set out above can be categorized as follows:

Necessary cookies

These are cookies that are required for the operation of our Site, such as to ensure security. Other necessary cookies allow us to provide services that you expressly request. These cookies do not require your consent and cannot be switched off (although in some cases you can change your requests). You can set your browser to block or alert you about these cookies, but some parts of our Site may not work if you block these types of cookies.

Analytics cookies

These allow us to analyze Site usage, namely to recognize and count the number of visitors and to see how visitors move around our Site when they are using it. This helps us to improve the way our Site works, for example, by ensuring that visitors are finding what they are looking for easily. If you do not consent to these types of cookies we will not be able to improve our Sites based on information from your visit.

Functionality cookies

These cookies are used to provide certain functionalities to you by recognizing you when you return to our Site so that we can offer you a better experience on this Site. For instance, this enables us to set a cookie to store your preferences regarding the cookies on our Site.

Advertisement cookies

These cookies are used to tailor advertising and content to your interests (“Targeting”), both within and beyond our Sites. These cookies record your visit to our Site, the pages you have visited and the links you have followed. We will use this information to make our Site and the Targeting displayed on it, and the marketing messages we send to you, more relevant to your interests. We may also share this information with third parties who provide a service to us for this purpose. They are also used to limit the number of times you see an advertisement as well as help measure the effectiveness of the Targeting campaign and to monitor from which Targeting source a visitor was directed towards our Site so that we know whether it is worth for us to invest in that particular Targeting source.

These cookies may be set through our Site or by our third party Targeting partners. They may be used by those advertising partners to build a profile of your interests and show you relevant adverts on other sites. They do not store directly personal information, but are based on uniquely identifying your browser and Internet device. If you do not consent to these types of cookies, you will experience less targeted advertising (but not less advertising overall).

4. Lifespans

The various cookies used by our Site have different lifespans. Session cookies will be deleted once you close your browser. Persistent cookies implemented on our Site will be kept for a period of time that does not exceed 13 months, or exceptionally 2 years. Please refer to the cookies table below to learn about the specific lifespans of the cookies we use.

5. What cookies do we use?

We use different categories of both session and persistent cookies on our Site, which can either be first or third party cookies.

Information on the cookies that we use on our Site (their names and categories, their lifespans and whether third parties have access to the cookies) are set out in the table below.

Name	Description	Lifespan	First Party / Third Party	Category
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__cfduid	<p>This cookie is set by HubSpot's CDN provider, Cloudflare. It helps Cloudflare detect malicious visitors to the Site website and minimizes blocking legitimate users. It may be placed on users' devices to identify individual clients behind a shared IP address and apply security settings on a per-client basis. It is necessary for supporting Cloudflare's security features.</p> <p>This cookie is set by HubSpot's CDN provider because of their rate limiting policies.</p> <p>The __cfduid cookie collects and anonymizes End User IP addresses using a one-way hash of certain values so they cannot be personally identified.</p> <p>Learn more about this cookie from Cloudflare.</p>	Up to 30 days	First Party	Necessary
__hs_opt_out	<p>This cookie is used by the opt-in privacy policy to remember not to ask the visitor to accept cookies again. This cookie is set when visitors have the choice to opt out of cookies. It contains the string "yes" or "no".</p>	13 months	First Party	Necessary
__hs_do_not_track	<p>This cookie can be set to prevent the tracking code from sending any information to HubSpot. It contains the string "yes".</p>	13 months	First Party	Necessary

__hs_initial_opt_in	This cookie is used to prevent the banner from always displaying when visitors are browsing in strict mode. It contains the string "yes" or "no".	7 days	First Party	Necessary
__hs_cookie_cat_pref	This cookie is used to record the categories a visitor consented to. It contains data on the consented categories.	13 months	First Party	Necessary
hs_ab_test	This cookie is used to consistently serve visitors the same version of an <u>A/B test page</u> they've seen before. It contains the id of the A/B test page and the id of the variation that was chosen for the visitor.	Session	First Party	Necessary
_key	When visiting a password-protected page, this cookie is set so future visits to the page from the same browser do not require login again. The cookie name is unique for each password-protected page. It contains an encrypted version of the password so future visits to the page will not require the password again.	14 days	First Party	Necessary
hs-messages-is-open	This cookie is used to determine and save whether the chat widget is open for future visits. It is set in the visitor's browser when they start a new chat, and resets to re-close the widget after 30 minutes of inactivity. If a visitor manually closes the chat widget, it will prevent the widget from re-opening on subsequent page loads in that browser session for 30 minutes. It contains a boolean value of True if present.	30 minutes	First Party	Necessary

hs-messages-hide-welcome-message	This cookie is used to prevent the chat widget welcome message from appearing again for one day after it is dismissed. It contains a boolean value of True or False.	1 day	First Party	Necessary
__hsmem	This cookie is set when visitors log in to a HubSpot-hosted site. It contains encrypted data that identifies the <u>membership_user</u> when they are currently logged in.	1 year	First Party	Necessary
hs-membership-csrf	This cookie is used to ensure that <u>content membership logins</u> cannot be forged. It contains a random string of letters and numbers used to verify that a membership login is authentic.	Session	First Party	Necessary
hs_langswitcher_choice	This cookie is used to save the visitor's selected language choice when viewing <u>pages in multiple languages</u> . It gets set when an end user selects a language from the language switcher and is used as a language preference to redirect them to sites in their chosen language in the future, if they are available. It contains a colon delimited string with the ISO639 language code choice on the left and the top level private domain it applies to on the right. An example will be "EN-US:hubspot.com".	2 years	First Party	Necessary
__hstc	The main cookie for tracking visitors. It contains the domain, utk, initial timestamp (first visit), last timestamp (last visit), current timestamp (this visit), and session number (increments for each subsequent session).	13 months	First Party	Analytics

hubspotutk	This cookie keeps track of a visitor's identity. It is passed to HubSpot on form submission and used when deduplicating contacts. It contains an opaque GUID to represent the current visitor.	13 months	First Party	Analytics
__hssc	This cookie keeps track of sessions. This is used to determine if HubSpot should increment the session number and timestamps in the __hstc cookie. It contains the domain, viewCount (increments each pageView in a session), and session start timestamp.	30 minutes	First Party	Analytics
__hssrc	Whenever HubSpot changes the session cookie, this cookie is also set to determine if the visitor has restarted their browser. If this cookie does not exist when HubSpot manages cookies, it is considered a new session. It contains the value "1" when present.	Session	First Party	Analytics

messagesUtk	This cookie is used to recognize visitors who chat via the chatflows tools . If the visitor leaves the Site before they're added as a contact, they will have this cookie associated with their browser. If a visitor chats with the Site and later returns to the Site in the same cookie browser, the chatflows tool will load their conversation history. The cookie is controlled by the <i>Consent to collect chat cookies</i> setting in the chatflow. If this setting is disabled, the cookie is controlled by the <i>Consent to process</i> setting in the chatflow. HubSpot will not drop the messagesUtk cookie cookie for visitors who have been identified through the Visitor Identification API. The analytics cookie banner will not be impacted. This cookie will be specific to a subdomain and will not carry over to other subdomains. For example, the cookie dropped for <i>info.example.com</i> will not apply to the visitor when they visit <i>www.example.com</i> , and vice versa. It contains an opaque GUID to represent the current chat user.	13 months	First Party	Functionality
wordpress_cookie_test	The cookie is used to check whether cookies are enabled to provide the proper user experience.	Session	Third Party	Functionality
cookie_notice_accepted	Status of cookie banner opt-in	30 days	Third Party	Functionality

6. Managing cookies and withdrawing consent

We will obtain your opt-in consent to the use of the cookies set out in this Policy when you first access the Site and if we introduce any new cookies to the Site, unless they are necessary cookies, in which case your consent is not required. When you visit the Site, a

pop up will appear to inform you about our use of such cookies. You can then consent by clicking on “Accept All”, or you may decline cookies (except necessary cookies) by clicking on “Decline All”. You may alternatively click on the “Cookies Settings” button in the bottom left-hand corner of the website to visit our Cookies Settings tool and decide the categories of cookies that you wish to accept, and the cookies you wish to decline.

If you decline cookies, we will not set those cookies on your device, except necessary cookies and a cookie to remember that you don't want any cookies set when you visit the Site.

If you have accepted cookies but want to decline them (withdraw your consent) for the future, you can do so by clicking the “Cookie Settings” button in the bottom left-hand corner of the website and clicking on “Decline All”.

You can also disable cookies by changing your Site browser settings to reject cookies. How to do this will depend on the browser you use. All modern browsers allow you to change your cookie settings that will typically be found in the ‘options’ or ‘preferences’ menu of your browser. Use the ‘Help’ option in your browser for more details.

- [Cookie settings in Internet Explorer](#)
- [Cookie settings in Firefox](#)
- [Cookie settings in Chrome](#)
- [Cookie settings in Safari web and iOS](#)

If you choose not to use the Cookies Settings tool, but instead control cookies through browsers, please remember to change your settings in each browser and for each of your devices.

Declining all cookies will have a negative impact upon the usability of many websites, including ours. If you decline cookies, you may not be able to use all the features on our Site. You can also delete cookies already stored on your computer. However, deleting cookies might have a negative impact on the usability of many websites, including ours.

7. More about cookies

If you would like to learn more about how advertisers use cookies or to choose not to receive them, please visit <http://www.youronlinechoices.eu>. You can find further information on managing cookies in most browsers here: <http://www.allaboutcookies.org/>.

8. Changes to this policy

We reserve the right to modify this Cookie Policy from time to time. If we make any changes to this Cookie Policy, we will change the “Last Update” date above, post the updated Cookie Policy on this page and ask you to re-consent to our changed use of cookies.

9. Contacting Us

If you have any queries in connection with this Cookie Policy, please contact:
DataPrivacy@harrisonst.com