

• Legal

Terms of use

Bytky turns public property listings into history and context. These are the ground rules for using it, its data and the extension.

✎ These terms are written in English, Czech and Ukrainian, and all versions say the same. If you made your contract in one of these languages, that version applies to you; where any version could be read more than one way, the reading more favourable to you applies.

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Independent

Bytky isn't part of Sreality or Bezrealitky, and links every listing back to its source.

Information, not advice

Figures are derived automatically from public adverts. Check the original before you decide.

Free account, yours to delete

Export your data or delete your account whenever you like, straight from Settings.

Fair use

Use Bytky to find a home, not to copy its data in bulk or contact advertisers en masse.

01 About these terms

These terms are an agreement between you and Douglas Anthony Silkstone, a sole trader registered in the Czech Trade Register, Nademlejnská 600/1, Hloubětín, 198 00 Praha 9, Czech Republic (IČO 10911243, VAT number CZ8803201550), who runs Bytky ("we", "us"). They cover the Bytky website, the browser extension, the Telegram bot @bytkybot, the public API and the MCP server (together, "Bytky").

You accept these terms when you create an account or buy Bytky Plus. If you only browse, the fair use rules below still apply to how you use Bytky. You can save or print this page; each version has its own number and date and stays available at bytky.com/terms/versions.

You can reach us by email at hello@bytky.com, through our data box (datová schránka) [uebsrdr](#), or by post at the address above. We answer in English, Czech and Ukrainian.

How we handle personal data is described separately in our privacy policy.

02 What Bytky is

Bytky follows public property adverts and shows analytics derived from them: price history, the full monthly cost, comparisons with the local market, time on market, and matches of the same property across sites and over time.

- Bytky is independent. It isn't affiliated with, endorsed by or acting for Sreality, Bezrealitky or any advertiser.
 - The data comes from third parties and is processed automatically, so it can be incomplete, delayed or wrong. Always check the original advert and the property itself.
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03 Information, not advice

Bytky gives you information, not advice. Its prices, histories, fair prices, verdicts, yields, cost estimates, tax figures and price checks are worked out automatically from adverts and open data. They can be incomplete, out of date or wrong. None of it is financial, investment, tax, legal or mortgage advice, and none of it is a valuation by a valuer. We don't act as your adviser or as an expert for you, on the free plan or on Bytky Plus.

Before you decide anything, check the original advert, see the property, and where it matters, ask a professional: a valuer, a mortgage adviser, a tax adviser or a lawyer. The decision is yours.

Bytky isn't a real-estate agent or broker. It doesn't offer, rent out, sell or broker properties, doesn't arrange viewings, and takes no part in any deal. Any agreement you make about a property is between you and the owner, the agent or whoever else you deal with; we aren't a party to it and can't answer for what they do or say. "Contact the agent" only drafts a message: you send it yourself, through the source site.

04 Where the data comes from

Listings. Bytky's listing data comes from the public adverts on Sreality.cz and Bezrealitky.cz, which Bytky reads automatically, at a modest pace, and follows over time. We keep what's needed for history and analysis: prices and charges, size, layout, location, status and when they changed, and for agencies and developers their public business details. We don't republish descriptions, and we never keep the personal contact details of owners, agents or brokers. Every listing on Bytky links to its original advert.

Photos. Photos aren't copied or stored by Bytky. Your browser loads them straight from the source site, and the gallery credits and links that site.

Open data. Maps, places, schools, transit and similar layers use open data, such as OpenStreetMap (© OpenStreetMap contributors, ODbL) and PID timetables (CC BY 4.0). Each is credited where it's shown and on the feature pages.

Whose it is. The adverts, their text and their photos belong to their advertisers, photographers and the source sites. Bytky isn't affiliated with, endorsed by or acting for any of them; we name them only to say where data comes from. When an advert is removed at its source, it leaves Bytky's live listings soon after; its price history stays as market data.

05 How estimates and verdicts work

A fair price is what similar homes nearby are asking: the same kind of property, a similar size and layout, listed recently. A verdict, from Good deal to Pricey, shows where one advert's asking price sits among those comparables at one moment. Yields, cost estimates and price checks are worked out the same way, from adverts and public figures.

They compare asking prices, not what homes sell or let for: Bytky has no transaction data. They can't see a home's condition, its legal state, what the price includes, or anything an advert leaves out. With too few comparables there's no verdict. You can see the comparables behind a fair price and check it yourself; how it's worked out explains the method.

A verdict describes an advert's price compared with other adverts. It isn't a statement about whether a home is worth its price, and it says nothing about the owner, the agent or the way they work. If you advertise a property and the data behind a verdict is wrong, tell us (see "Questions, corrections and takedown") and we'll correct the data.

06 Your account

- You can browse without an account. An account is free and needed for watchlists, saved searches, alerts and households.
 - Give your real name and an email address that's yours, and keep your password and sign-in links to yourself. An account is for one person. If someone else uses your account because you shared your sign-in or didn't keep it safe, what they do counts as yours. If you think someone has got into your account, change your password and tell us.
 - You can export your data or delete your account at any time in Settings. Deletion is immediate and permanent.
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07 Age

You need to be at least 15 to open an account, and 18 or over to buy Bytky Plus.

08 Households

A household shares a watchlist and saved searches between its members, who all receive its alerts. Its owner and admins invite people by email and manage roles; only the owner can delete the household or hand ownership to someone else.

Only invite people who expect to hear from you. What you add to a household is visible to its members and stays in the household if you leave.

09 Fair use

Use Bytky to find, compare and follow homes for yourself. Please don't:

- copy Bytky's data in bulk, or access Bytky with bots, scrapers or other automated tools, except through the API and MCP server within their limits;
- get around rate limits, plan limits or access controls, or sign up accounts automatically;
- resell or republish Bytky's data, estimates or verdicts as your own product, or use them in adverts as if Bytky endorsed a property ("Bytky says it's a good deal");
- share your sign-in or resell Plus: an account is for one person, and a household is the way to share lists;
- use Bytky, or "Contact the agent", to collect personal information about anyone, to send spam, or to harass anyone;
- break the law, or anyone's rights, through Bytky;
- copy, decompile or modify Bytky's software or the extension, except where the law allows it;
- interfere with Bytky's security or with how it works for other people.

10 Suspending and ending

You can delete your account at any time in Settings, and cancel Plus there too.

We may limit or suspend your access straight away, and if it's serious end your account, if you seriously or repeatedly break these terms, if your account is used for fraud or abuse, or if we must by law. Unless the law or safety stops us, we tell you why by email and how to object, and we look at your objection.

We may also close your account for another reason, or stop Bytky altogether, with at least 30 days' notice by email.

If we end Plus for any reason that isn't your serious breach of these terms, we refund the unused part of what you paid. If we end it because of your serious breach, the refund is decided under the law.

11 Our content and your content

Bytky's software, design, charts, analytics, estimates and verdicts, and the database of listing history we've built, are ours. You may use Bytky for yourself, share links to Bytky pages, and quote individual figures, saying they come from Bytky. Anything more, such as copying data in bulk or using it in a product, needs our written permission.

What you add to Bytky (notes, saved searches, feedback) stays yours. You let us store and show it to you, and to your household where you share it, so we can run Bytky for you. Feedback you send us we may use to improve Bytky.

12 Questions, corrections and takedown

If something on Bytky is wrong or infringes your rights. If you advertise a property (as its owner, agent or agency), hold rights in something shown on Bytky, or believe something on Bytky is unlawful, write to hello@bytky.com with "Takedown" or "Correction" in the subject. Please include:

- the link to the Bytky page;
- what's wrong, and why;
- for a rights claim, which right you hold;
- how we can reach you.

We confirm we've received it, look at it promptly (usually within 5 working days), and tell you what we did and why. We correct or remove what's wrong or unlawful. We don't change a verdict by hand, but we correct the data behind it and can hide a verdict while the data is fixed.

What you store on Bytky. Notes, household lists and feedback are only for you and the people you share them with. Don't store anything unlawful. If we remove or restrict something you've stored, we tell you why and how to object.

For authorities. Authorities can reach us at hello@bytky.com, in English or Czech.

13 The extension, Telegram, the API and MCP

The extension adds Bytky's panels and badges to listing pages on Sreality and Bezrealitky, and works only there. You get it free from your browser's store; that store's terms cover the store, and these terms cover the extension. It updates itself, may stop working (fully or in part) when those sites change, and you can switch panels off in its settings or remove it at any time.

The Telegram bot [@bytkybot](https://t.me/bytkybot) sends the alerts you set up, to the chat you connect from Settings. Telegram's own terms cover your use of Telegram. Send /stop to disconnect. We don't sell anything inside Telegram.

The API and the MCP server let you, or an app or AI assistant you connect, read Bytky's data within the limits we set. They're for your own use unless we agree otherwise in writing. You choose which apps you connect and can disconnect them in Settings. An AI assistant can misread or misstate what Bytky gives it, and its maker's terms cover the assistant. Bytky never sends a message or contacts anyone for you; the enquiry tool only drafts text. We may change, limit or stop these interfaces, and we may block access that breaks the fair use rules.

14 Bytky Plus

Bytky Plus is Bytky's paid plan. What it adds is described on the Plus page; everything else stays free.

- Prices are shown on the Plus page and at checkout, in Czech crowns and including VAT; for the subscription, the price is per month. You can pay with the methods shown at checkout: a card, a wallet such as Apple Pay or Google Pay, or Klarna, whose own terms apply when you pay with it. Stripe processes payments; Bytky never sees your card number.
- The subscription is paid monthly in advance and renews automatically every month until you cancel it.

- There's no minimum term. The subscription runs month by month until you cancel; a pass runs for its 90 days.
- You can cancel at any time in Settings → Plan. Plus then runs until the end of the month you've paid for and nothing more is charged. A month already paid isn't refunded, except when you withdraw (below).
- The 3-month pass is paid once and gives you Plus for 90 days. It doesn't renew. A pass bought while another is running starts when that one ends.
- A free trial, when an offer gives one, costs nothing. The first payment is taken when it ends, unless you cancel before then.
- If a renewal payment fails, it is tried again over the following days and we let you know. If it still fails, the subscription ends and your account goes back to the free plan.

How buying works:

1. Choose the monthly subscription or the pass on the Plus page.
2. At checkout you see what you get, the price and whether it renews.
3. Tick the box asking for Plus to start straight away, and the box confirming you understand that Bytky's figures are automated estimates.
4. Enter your payment details. Until you press the pay button you can check and correct them, go back, or close the page, and nothing is charged.
5. Press the pay button. The contract is made when the payment goes through, or when your free trial starts.
6. We email you a confirmation with these terms attached.

You can make the contract in English, Czech or Ukrainian: it's made in the language of the site you buy on.

We keep a record of your contract and of the version of these terms it was made under. You can see your purchases in Settings → Plan and every version of the terms at bytky.com/terms/versions.

Plus works in current versions of Chrome, Edge, Firefox and Safari on a computer or phone. The extension works in Chrome, Edge and other Chromium browsers. Alerts reach you by email, and by Telegram if you connect it. Bytky uses no copy protection beyond signing in.

15 Your right to withdraw

As a consumer you can withdraw from a purchase of Bytky Plus within 14 days without giving a reason. The 14 days start the day after the contract is made; the confirmation email gives the last day.

To withdraw, use Withdraw from contract (also in Settings → Plan and in the confirmation email), or send a clear statement to hello@bytky.com, for example with the model form below. It's enough to send it before the 14 days end. We confirm by email straight away that we've received it.

At checkout you ask for Plus to start straight away, within the 14 days. If you then withdraw, you pay for the paid Plus you've had up to your withdrawal, in proportion to the price and counting each day that has started, and we refund the rest. If you didn't ask for Plus to start straight away, we refund everything.

Plus ends on your account as soon as you withdraw, and a subscription stops at once. We refund the money within 14 days of receiving your withdrawal, by the same means you paid with, at no cost to you.

Withdrawing during a free trial costs nothing: the subscription ends and nothing is charged.

16 If Plus doesn't work

We're responsible for Plus working as described for as long as you have it. If it doesn't, you can ask us to fix it. If we don't fix it in reasonable time, it keeps going wrong, or the problem is serious, you can ask for a fair discount or end the contract. When you end it, we refund what you paid for the time it didn't work or that you haven't used. We refund within 14 days, by the same means you paid.

To complain, write to hello@bytky.com with what's wrong and what you'd like us to do. We confirm it by email with the date and what you asked for. We deal with it in reasonable time, and no later than 30 days, and confirm how we dealt with it.

If we can't agree, you can turn to the Czech Trade Inspection Authority (Česká obchodní inspekce), which resolves consumer disputes out of court: adr.coi.cz. You can also go to court.

17 Model withdrawal form

You can use this form to withdraw, but you don't have to. Fill it in and send it to us by email.

To: Douglas Anthony Silkstone, Nademlejská 600/1, Hloubětín, 198 00 Praha 9, Czech Republic,
hello@bytky.com

I hereby give notice that I withdraw from my contract for the following service: Bytky Plus (subscription / 3-month pass), concluded on (date).

Name: ... · Email address of the account: ... · Date: ...

18 Changes to Bytky, these terms and prices

Bytky. We keep improving Bytky, so features change. We change Plus only for a fair reason: to keep it working and secure, because a source site or the law changes, to add or improve features, or because a feature no longer works well enough or costs far more to run than it brings. A change never costs you extra. If a change makes Plus noticeably worse for you, we tell you by email at least 30 days before (sooner only when security or the law requires it). You can then end Plus within 30 days of being told, or of the change, whichever is later, and we refund the unused part.

These terms. We may change these terms within reason, for the same kinds of reasons, or because the law, a court or an authority requires it. We email account holders at least 30 days before a change that affects them takes effect, show it on this page, and give each version a new number. If you don't agree, you can refuse it: before it takes effect, cancel Plus or delete your account, at no cost, and we refund the unused part of anything you've paid. If you keep your account after that date, the new terms apply to you. Changes only in your favour, or required by law, may apply sooner.

Prices. We may change the price of the subscription. We tell you by email at least 30 days before a new price applies to you; it applies from your first renewal after that, and you can cancel before then. If the VAT rate changes, the price including VAT stays the same unless we tell you the same way. A pass keeps the price you paid. After a free trial, you pay the price shown at checkout.

Passes. A pass you've already bought keeps the terms that applied when you bought it, except for changes required by law or for security.

19 The free service

We work to keep Bytky running and its data accurate, but we can't promise that the free parts of Bytky will always be available, complete or free of errors. They're provided as they are and as available, and we may change, limit or stop them. If we're going to stop a free feature many accounts use, or close the free plan, we tell account holders by email at least 30 days before.

With Bytky Plus you also have the rights the law gives you when a paid service doesn't work as it should; see "If Plus doesn't work".

20 Our responsibility to you

If you're a consumer, we're responsible to you as the law says, and nothing in these terms limits that. In particular, we're always responsible for harm to your life, health or other personal rights, and for harm we cause on purpose or through gross negligence.

What we promise. Bytky shows data from adverts and figures worked out from them, as described in "Where the data comes from" and "How estimates and verdicts work". We do that with reasonable care. We don't promise that an advert is true, that a property is available or worth its price, or that a figure is right for your situation, and we don't act as your adviser (see "Information, not advice"). Errors in adverts are their advertisers' to answer for. If you rely on a figure without checking the advert, the property or a professional where it matters, that counts when deciding who bears a loss.

Outages. Free features may be unavailable at times. If Plus doesn't work for a while, you have the rights described in "If Plus doesn't work", including a fair discount for the time it didn't work.

If you use Bytky for business

If you use Bytky for your trade or business, for example through an API key, a data export or for an agency, the consumer rights in these terms don't apply to that use. Our total liability to you for all claims in any 12 months is limited to what you paid us in those 12 months, or 5,000 Kč, whichever is higher, and we aren't liable for lost profit, lost data or indirect loss. These limits don't apply to harm to a person's life, health or other personal rights, or to harm we cause on purpose or through gross negligence.

21 Law and courts

Czech law applies to these terms and to your use of Bytky. If you're a consumer living in another country, you also keep the protection of the consumer laws of your country that can't be set aside by agreement.

If we can't settle a disagreement between us, you can turn to the Czech Trade Inspection Authority (see "If Plus doesn't work") or go to court. As a consumer you can bring a claim in the Czech courts or in the courts where you live; we can bring a claim against you only in the courts where you live.

If you use Bytky for your business, the Czech courts competent for our address decide any dispute.