

Prospective Buyer/Broker Confidentiality & Non-Circumvention Agreement

CONFIDENTIALITY & NON-CIRCUMVENTION: IT IS EXTREMELY IMPORTANT THAT ALL INFORMATION, verbal or written, provided by Prestige Realty, LLC (hereinafter referred to as "Broker") concerning any business listed for sale must REMAIN CONFIDENTIAL. By requesting this information Prospective Buyer and associates of the Prospective Buyer agree that no contact or discussion with employees, owner of the business, landlords, property owners/managers and or their associates or any of Seller's vendors, customers, neighbors, competitors, or affiliates will occur without the prior written consent, arrangement and participation of the Broker. Any such contact or discussion with those individuals and/or groups noted above in BREACH of this Agreement, and which causes disruption to Seller's business, interferes with Seller's business operation or in any way compromises their ability to complete a transaction involving the business will subject Prospective Buyer to liability for damages. Prospective Buyer assumes responsibility to inform all associates to whom information is provided of the confidentiality responsibility noted herein. Please list all associates below to whom confidential information, including names of businesses for sale, will be provided and give them a copy of this Agreement.

AGENCY REPRESENTATION: PROSPECTIVE BUYER IS HEREBY INFORMED THAT BROKER IS THE AGENT OF THE SELLER. All information, representations, or statements made to you, of any nature whatsoever, financial and otherwise, are based on information given to Broker by Seller. Broker has not conducted any independent investigation or attempted to verify in any manner whatsoever the representations and/or information provided by the Seller. Broker hereby advises and counsels Prospective Buyer, prior to the closing of any sale, to fully verify and investigate to Prospective Buyer's satisfaction the representations, claims and information provided by Seller. Prospective Buyer is advised by Broker to seek independent advice concerning the said information and representations.

SUBSEQUENT INFORMATION: Buyer may request information on the listings noted below or additional listings which can be covered by this Agreement. By requesting said information, Prospective Buyer acknowledges and agrees to the same terms and conditions of confidentiality and representation as specified above.

Property #1 Address/Name: to be disclosed

BUYER INFORMATION:

NAME: _____
SIGNATURE: _____
COMPANY: _____
PHONE: _____
EMAIL: _____

Is Buyer represented by a real estate/business Broker? If yes, please complete:

BROKER INFORMATION:

NAME: _____
SIGNATURE: _____
COMPANY: _____
PHONE: _____
EMAIL: _____