

## **NON-DISCLOSURE AGREEMENT**

**Property:** 1853 S Broadway Street, Coalgate, OK 74538

This Non-Disclosure Agreement ("Agreement") is made and entered into by and between the undersigned prospective Buyer ("Buyer") and the undersigned licensed Real Estate Agent ("Realtor") for the purpose of receiving certain confidential information regarding the above-referenced property (the "Property") for the sole purpose of evaluating a potential purchase.

### **1. Confidential Information**

The Buyer and Realtor acknowledge that during the course of discussions, visits, or negotiations regarding the Property, they may be provided with financial statements, tax records, leases, operating expenses, tenant information, and other proprietary data (collectively, the "Confidential Information").

### **2. Use of Information**

The Confidential Information shall be used solely for the purpose of evaluating the potential purchase of the Property. The Buyer and Realtor agree not to disclose the Confidential Information to any third party without prior written consent of the Property Owner or Listing Agent, except to the Buyer's legal or financial advisors who agree to be bound by the same confidentiality terms.

### **3. No Obligation**

This Agreement does not constitute an offer or agreement to sell the Property. It is solely intended to protect confidential materials disclosed during the due diligence process.

### **4. Return or Destruction of Information**

Upon request, the Buyer and Realtor agree to return or destroy all copies of Confidential Information if they do not proceed with the purchase of the Property.

### **5. No Public Disclosure**

The Buyer and Realtor shall not make any public announcements or

disclosures regarding their interest in the Property without the prior written consent of the Property Owner or Listing Agent.

## **6. Duration**

This Agreement shall remain in effect for a period of two (2) years from the date of signature below.

### **Agreed and Accepted:**

#### **Buyer:**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

#### **Realtor:**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_