

# American Realty properties LLC

## NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

Our Agreement with the Seller(s) requires that we obtain a Non-Disclosure & Confidentiality Agreement as follows:

In consideration of you providing the information on business(s) for sale I/we understand and agree:

1. Any proprietary information provided on any business is sensitive and confidential, and that its disclosure to others may be damaging to the business and their owners. Any competitive, subversion or miss-use of this information may result in legal liability to the signer and their related parties. The term proprietary information does not include any information, which is or becomes, generally available to the public.
2. Not to disclose, for a period of three (3) years any information provided, including the name of the business and that said business being offered for sale, except to secure legal and professional advice and to those who have a need to know such information, for the purpose of evaluation the possible purchase of disclose business.
3. Buyer will not contact the seller(s) or Sellers', customers, supplier or agents without the prior consent of the Broker.
4. Broker was the first to advise Buyer of the availability of this business opportunity and is the procuring cause for a possible purchase of this business and/or property.
5. Any and all information regarding sale is provided by the Sellers and is not verified in any way by Broker. Broker has not knowledge of the accuracy of said information and makes no warranty as to the accuracy of said information. Understanding that, I/we shall make an independent verification of said information prior to entering into an agreement to purchase any business. I/we agree that Christopher Patrick/American Realty properties LLC is not responsible for the accuracy of any information we receive or fail to receive and I/we agree to indemnify and hold Christopher Patrick/American Realty properties LLC and it's representatives harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to us with respect to any business I/we might purchase.
6. Buyer, will, upon request by Seller(s) provide a financial statement and a personal and business history, and I/we authorize the Seller(s) to obtain, through standard reporting agencies, financial and credit information about me/us or the companies I/we represent.
7. If Buyer decide not to pursue a purchase of disclosed business(s), buyer shall promptly advise Broker of this fact and shall immediately return all proprietary information to Broker without retaining copies, summaries, analysis or extracts thereof.
8. This agreement will be interpreted and construed in accordance with the laws of Nevada. The invalidity of any portion of this agreement shall not affect the validity of the remaining portions of the agreement.
9. The Undersigned acknowledge that I/we have received and exact copy of the agreement and that I/we have read this Agreement carefully and fully understand it.
10. Record of Showing: Buyer authorizes Broker to fill in the name of business shown, for up to 6 months after signing below.

Business Name \_\_\_\_\_ Date \_\_\_\_\_ Business Name \_\_\_\_\_ Date \_\_\_\_\_

Business Name \_\_\_\_\_ Date \_\_\_\_\_ Business Name \_\_\_\_\_ Date \_\_\_\_\_

Business Name \_\_\_\_\_ Date \_\_\_\_\_ Business Name \_\_\_\_\_ Date \_\_\_\_\_

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

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

Telephone: \_\_\_\_\_

FAX#: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_ City, State & Zip: \_\_\_\_\_

Christopher Patrick, Business Broker  
American Realty properties LLC  
NV License # 6721