CONFIDENTIALITY/NON-DISCLOSURE AGREEMENT

VR Business Brokers of Oak Brook, 2021 Midwest Road, Ste 200, Oak Brook, IL 60523
Phone: 630-705-3055 email: info@midwestvr.com

Our agreement with the Seller requires that we obtain a Non-Disclosure and evidence of financial ability before disclosing the name and location of his/her business. This information will be kept confidential.

In consideration of the broker, Midwest Venture Resources d/b/a VR Business Brokers of Oak Brook ("Broker") providing information on businesses for sale, I/we understand and agree:

1. (a) That any information provided on any business is sensitive and confidential, and that its disclosure to others may be damaging to the businesses and their owners.

   (b) Not to disclose, for a period of eighteen months from the date I/we sign this Non-Disclosure Agreement, any information regarding these businesses to any other person who has not also signed this Agreement, except to secure the advice and recommendations of my business advisors (accountants, attorneys, financial intermediaries etc.). "Information" as used in this Agreement shall include the fact that the businesses are for sale, plus any other data provided.

   (c) Not to contact the business owners or their landlords, employees, suppliers or customers except through Broker. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any business presented by Broker will be conducted exclusively through Broker.

2. That all information regarding businesses for sale is provided by the Seller or other sources and is not verified in any way by Broker. Broker has no knowledge of the accuracy of said information and makes no warranty, express or implied, as to the accuracy of such 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 Broker is not responsible for the accuracy of any of the information I/we receive or fail to receive.

3. That Broker is not an agent for me/us, but is an agent for the Seller and has a contract providing for a fee to be paid to Broker by Seller upon sale, trade, lease or transfer of Seller's business or property.

4. Broker may disclose buyer's information to third parties such as sellers or franchisors who are directly connected to any business buyer has requested information on under this agreement. Broker may receive referral fees from third parties. If any business disclosed to buyer is a franchise, any communication with broker is not an offer to sell or buy a franchise. Such an offer is made only by prospectus from the franchisor.

5. If you do not wish to pursue the proposed transaction, you will promptly advise us of this fact and will return to us or destroy all the proprietary information furnished to you without retaining copies, summaries, analyses, or extracts thereof.

Listing name: _____

20% down is required to qualify for an SBA loan to buy this business, The amount I have available is $_____.

I/we acknowledge that I/we have received an exact copy of this Agreement and that I/we have read this Agreement carefully and fully understand it.

_____
Buyer Signature Date

_____ _____
Name (Please Print) Company Name (if applicable)

_____ _____
Email Address

_____ _____
Contact Phone # City State Zip

_____
Broker Signature and Acceptance Date