

United Business and Property Brokers

CONFIDENTIALITY AND NON DISCLOSURE AGREEMENT

IN CONSIDERATION OF UNITED BUSINESS AND PROPERTY BROKERS, HEREINAFTER CALLED "UNITED", SUPPLYING ME WITH CONFIDENTIAL INFORMATION CONCERNING THE FOLLOWING BUSINESSES, OR ANY OTHER BUSINESSES TO WHICH YOU MAY OTHERWISE INTRODUCE ME, I AGREE NOT TO DIVULGE SUCH INFORMATION TO OTHERS, EXCEPT TO SECURE PROFESSIONAL ADVICE. I FURTHER AGREE NOT TO DIRECTLY CONTACT THE OWNER, EMPLOYEES, AND SUPPLIERS OR DISTURB ANY BUSINESS RELATIONSHIP OF THE SELLER WITHOUT FIRST OBTAINING SELLER'S PERMISSION THROUGH UNITED.

SHOULD I, OR ANYONE TO WHOM I HAVE INTRODUCED THOSE CONFIDENTIAL BUSINESS LISTINGS THAT YOU PREVIOUSLY PRESENTED TO ME, PURCHASE OR ACQUIRE AN INTEREST IN ANY OF THOSE BUSINESSES, I AGREE TO CONDUCT ALL NEGOTIATIONS THROUGH YOUR OFFICE. I FURTHER UNDERSTAND THAT THE SELLER WILL BE RESPONSIBLE FOR THE PAYMENT OF THE COMMISSION TO UNITED. I FURTHER UNDERSTAND AND AGREE THAT IF I SHOULD PURCHASE ALL OR ANY PORTION, LEASE, BECOME A MANAGER OF, OR COME INTO POSSESSION OF THE BUSINESS THROUGH DIRECT NEGOTIATIONS WITH THE SELLER, AND WITHOUT UNITED'S INVOLVEMENT, WITHIN ONE YEAR FROM DATE HEREOF, THEN A COMMISSION IS DUE UNITED AND I WILL ASSUME RESPONSIBILITY FOR THE PAYMENT OF THAT COMMISSION. THE COMMISSION REFERRED TO ABOVE IS TEN PERCENT (10%) OF THE TOTAL PURCHASE PRICE, UNLESS OTHERWISE STATED ON THE SELLER'S LISTING AGREEMENT.

I ALSO HEREBY AUTHORIZE UNITED AND ITS OFFICERS OR EMPLOYEES THE RIGHT TO CONTACT ME VIA MAIL, COURIER, FAX, EMAIL, OR PHONE AT ANY TIME NOW OR IN THE FUTURE, A RIGHT WHICH IS FULLY-REVOCABLE IN WRITING WHEN TRANSMITTED TO UNITED BY MAIL, COURIER, FAX OR EMAIL. SHOULD ANY CONTROVERSY ARISE AS A RESULT OF THIS AGREEMENT, UNITED AND I HEREBY AGREE TO HAVE THE MATTER SETTLED BY AND UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION WITHOUT THE NECESSITY OF A COURT ORDER. ALL RIGHTS OF DISCOVERY ALLOWED BY LAW MAY BE USED AND THE PREVAILING PARTY SHALL BE ENTITLED TO ACTUAL ATTORNEY FEES AND COSTS. ANY DECISION SHALL BE FINAL AND BINDING UPON UNITED AND MYSELF.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIPCODE: _____

HOME PHONE #: () _____ BUSINESS PHONE #: () _____

MOBILE PHONE #: () _____ FAX #: () _____

E-MAIL ADDRESS: _____

OTHER BUSINESS INTERESTS: _____

**TO RECEIVE FURTHER INFORMATION REGARDING ANY BUSINESSES LISTED FOR SALE,
PLEASE WRITE THE LISTING NUMBERS FOR THESE BUSINESSES BELOW:**

Please fax this completed agreement to: (805) 557-1545

FOR INTERNAL OFFICE USE ONLY			
SP	DATE	INT	DB

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