



**JK BROKERS**

"Talk to your friends...consult the professionals"

24000 Watkins St. Hayward, CA 94544

Phone: 510-733-6093

FAX: 510-580-1642

jagrupjudge@yahoo.com

### **BUYER NON-DISCLOSURE AGREEMENT**

Our office requires that we obtain a Non-Disclosure and evidence of financial ability before disclosing the name and/or location of the business for sale. This information will be kept confidential.

In consideration of the broker, JK Brokers ("Broker") providing the information on businesses for sale, I/we understand and agree:

1. That any information provided on any business is sensitive and confidential, and that its disclosure to others may be damaging to the businesses, their owners, and their ability to sell the business.
2. Not to disclose, for a period of three years 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 business advisors (accountants, attorneys, financial planner, real estate broker, etc). "Information" as used in this Agreement shall include the fact that the businesses are for sale, plus any other data provided, including pertaining to the financials and location of the business.
3. **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.**
4. Not to circumvent or interfere with Broker's contract with the Seller in any way, I /we understand that if I/we interfere with Broker's contract right to its fee from Seller, I/we may be personally liable to Broker for payment of the Seller's fee. We understand that should I/we become a manager or otherwise connected with any of the businesses shown or offered to me/us for sale, or should I/we buy, trade, lease, or exchange any of the businesses disclosed to me/us, then a fee will be due to Broker. I/we understand that if I/we make the purchase through Broker, I/we will not be liable for the fee to be paid by Seller to Broker.
5. The parties shall ensure that all measures necessary are taken to secure the confidentiality of the other parties Confidential Information including but not limited to: documents, records, employees.
6. The 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, and I/we agree to indemnify and hold Broker and its agent harmless from any claims or damages which may occur by

reason of the inaccuracy or incompleteness of any information provided to me/us with respect to any business I/we might purchase.

7. That should I/we enter into an agreement to purchase a business, I/we will provide a financial statement and a personal and business history, and I/we authorize the Seller to obtain through standard reporting agencies financial and credit information about me/us or the companies I/we represent.
8. The 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 and/or property.

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.

**Business Description:** \_\_\_\_\_

**How did you hear about this business:** \_\_\_\_\_

**Previous Business Experience:** \_\_\_\_\_

**Types of Businesses Preferred:**

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

**How much are you willing to invest? Down:** \_\_\_\_\_ **Loan:** \_\_\_\_\_

**Are you looking to run it yourself?**  Yes  No **Desired Income:** \_\_\_\_\_

**Location Preferences:** \_\_\_\_\_

<b>Prospective Buyer</b>	<b>Buyer's Broker</b>
Signature: _____	Signature: _____
Name: _____	Name: _____
Company: _____	Company: _____
Address: _____ _____	Address: _____ _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
E-mail: _____	E-mail: _____

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