

BBS

BOOZER BUSINESS SERVICES

606 BALTIMORE AVENUE – SUITE 305, TOWSON, MARYLAND 21204

NON-DISCLOSURE AGREEMENT

An agreement with the Seller requires that we obtain a Non-Disclosure Agreement [NDC] and evidence of financial ability before disclosing the name and location of business offered. This information will be kept confidential.

_____, hereinafter referred to as Buyer acknowledges that I/we has been informed of the availability for sale of the business and/or property by the Broker, Boozer Real Estate Services, Inc.[BRE]

In consideration of BRE providing the 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 three[3] years from the date I/we sign this NDC, 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, etc.]. 'Information' as used in this agreement shall include the fact that the businesses are for sale, plus any other data provided to you but not limited to the following: financial information, ownership, employee documents, records, notebooks, leases, drawings, photographs and any other repositories or representations of such information, are hereinafter referred to as confidential information.
 - c] Not to contact the business owners or their landlords, employees, suppliers or customers except through BRE. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any business presented by BRE will be conducted strictly through BRE.
 - d] Not to circumvent or interfere with BRE's contract with the Seller in any way. I/we understand that if I/we interfere with BRE's contract right to its fee from Seller, I/we may be personally liable to BRE for payment of 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 BRE. I/we understand that if I/we make the purchase through BRE, I/we will not be liable for the fee to be paid by Seller to BRE.
2.
 - a] That all information regarding businesses for sale is provided by the Seller or other sources and is not verified in any way by BRE. BRE 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 such information prior to entering into an agreement to purchase any business.
 - b] I/we agree that BRE is not responsible for the accuracy of any information I/we receive or fail to receive, and I/we agree to indemnify and hold BRE and its agents harmless from any claims or damages which may occur by reason or inaccuracy or incompleteness of any information provided to me/us with respect to any business I/me might purchase.
 - c] I/we further agrees that if damages are incurred as a result of Buyer's acts for which BRE becomes liable then said Buyer will be responsible to BRE for such sums which shall include but not limited to: All legal fees, commissions, consulting, litigation, court fees, penalties and any other related fees suffered by BRE immediately or in the future and will be paid by applicant[s].
3. I/we shall provide a financial statement and a personal and business history, and I/we authorize Seller or BRE to obtain, through standard reporting agencies, financial and credit information about me/us or the companies I/we represent.

I/we acknowledge that I/we have read and understood the above agreement.

Signature

Date

Name [Please Print]

Phone Number

Address

YOU HAVE AGREED NOT TO DISCLOSE TO OTHERS THESE BUSINESSES ARE FOR SALE

Agent working with prospective Purchaser: Donald Friedman
PHONE (410) 321-4837 * FAX (410) 321-1757
BOOZERREALESTATE.COM

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CONFIDENTIAL

FINANCIAL STATEMENT

ASSETS:

Cash and Bank deposits..... \$ _____
Stocks, Bonds & CD's..... \$ _____
Pension Funds..... \$ _____

Real Estate (Market Value) \$ _____
Automobiles (Market Value) \$ _____
Other (Explain) \$ _____
Total Assets:\$ _____

LIABILITIES:

Credit Cards..... \$ _____
Personal & Auto Loans..... \$ _____
Mortgage Loan Balance (Real Estate) \$ _____
Other (Explain) \$ _____
Total Liabilities:\$ _____

Net Worth (Assets Minus Liabilities):\$ _____

I certify that the above information is true and correct to the best of my knowledge. I understand that this information is confidential, and will be disclosed only to the parties necessary for the purchase of a business or property.

Date: ___/___/___

Signature: _____

Print Name: _____

Address: _____

Telephone: Work () _____ - _____ Home () _____ - _____
Cell () _____ - _____ Fax () _____ - _____

E-Mail: _____

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EXPLANATION OF FORMS

None of the forms above create a contractual agreement between You [Buyer] and Us [Broker]

None of these agreements create a financial obligation between Buyer and Broker.

As a rule Seller assumes responsibility for commissions. If there is an exception to this rule, it will be clearly marked on the listing information sheets provided for you.

1. **NON-DISCLOSURE:**

This form is a statement by prospective Buyers that confidential information revealed during discussions, proposals or negotiations would not be disclosed to others.

2. **BUYER LISTINGS INFORMATION RECORD:**

This form will serve as a record of businesses and properties, which we discuss. It will be faxed or e-mailed to you each time we discuss opportunities. It does not imply any contractual relationship between us. The purpose is to establish a record of the fact that we have informed you of the listings recorded on the sheet.

3. **CONFIDENTIAL FINANCIAL STATEMENT:**

As you can see our form is pretty non- invasive. This information is not shared with other parties. It serves to qualify clients and allows us to understand which businesses fall within your financial parameters. We understand that some people are uncertain of this request. However, you can see how jealously we guard the information of businesses, which we market. We are more careful with personal info and do not run any credit reports. These records are locked up in a confidential file and are not released without your permission.