

## **BUYER'S ACKNOWLEDGEMENT OF INTRODUCTION AND CONFIDENTIALITY AGREEMENT**

The undersigned Buyer, individually and on behalf of any affiliated prospective buyer, acknowledges being first introduced to and the requests Confidential Information about the following business: [Any businesses information going to be provided by Larry Featherston & Jasdip Singh](#)

(Business) identified herein by Century 21 Select R.E., Inc or its agent [LARRY FEATHERSTON & JASDIP SINGH](#), such Confidential information shall be provided to Buyer for the sole purpose of evaluating the possible purchase by Buyer of all or part of the stock or assets of the business. As used in this agreement (Agreement), the term Buyer (Buyer) applies to the undersigned and any partnership, corporation, individual, or other entity with which the undersigned is affiliated. Buyer agrees as follows:

1. NON-DISCLOSURE OF INFORMATION: Buyer acknowledges that the owner of the Business (Seller) desires to maintain the confidentiality of the information disclosed. Buyer agrees not to disclose or permit access to any Confidential Information without the prior written consent or Seller, to anyone other than Buyer's legal counsel, accountants, lenders, or other agents or advisors to whom disclosure or access is necessary for Buyer to evaluate the Business. Disclosure of Confidential Information shall be made to these parties only in connection with the potential acquisition of the Business, and then only if these parties understand and agree to maintain the confidentiality of such Confidential Information. Buyer shall be responsible for any breach of this Agreement by these parties, and neither Buyer nor these parties shall use or permit the use of Confidential Information in any manner whatsoever, except as may be required for Buyer to evaluate (he Business or as may be required by process. If the Buyer does not Purchase the Business, Buyer, at the close of negotiations, will destroy or return to C21 (at Seller's direction) all information provided to Buyer and will not retain any copy, reproduction, or record thereof.

2. DEFINITION OF "CONFIDENTIAL INFORMATION": The term "Confidential Information" shall mean all information including the fact that the Business is for sale, all financial, production, marketing and pricing information, business methods, business manuals, manufacturing procedures, correspondence, processes, data, contracts, customer lists, employee lists, and any other information where written; oral, or otherwise make known to Buyer: (a) from any inspection, examination, or other review of the books, records, assets, liabilities, processes, or production methods of Seller; (b) from communication with Seller or Seller's broker, directors, officer\* employees, agents, suppliers, customers or representatives; (c) during visits to Seller's premises; or (d) through disclosure of discovery in any other manner. However, Confidential Information does not include any information which is readily available and known to the public.

JASDIP SINGH

530.300.4387

[JSingh@C21SelectGroup.com](mailto:JSingh@C21SelectGroup.com)

Lic. 01877559

Century 21 Select Real Estate

409 Century Park Dr, Yuba City, CA 95991

3. BUYER'S RESPONSIBILITY AND 'DISCLAIMER OF BROKER'S LIABILITY: century 21 Select received information about the Business from the Seller which may include, but is not limited to, tax returns, financial statements, equipment lists, and facility cash flow projection, an adjusted income statement. or a seller discretionary cash flow statement. Buyer understands that C21 does not audit or verify any information given to C21 or make any warranty or representation as to its accuracy or completeness, nor in any way guarantee future business performance. Buyer is solely responsible to examine and investigate the Business, Its assets, liabilities, financial statements, tax returns, and any other facts which might influence Buyer's purchase decision or the price Buyer is willing to pay. Any decision by Buyer to purchase the Business shall be based solely on buyer's own investigation and that of Buyer's legal, tax and other advisors and not that of C21.

4. NON-CIRCUMVENTION AGREEMENT: The Seller has entered into an agreement providing that Seller shall pay a fee to C21 if, during the term of that agreement or up to twenty-four months thereafter, the Business is transferred to a buyer introduced by C21 or a cooperation broker. Buyer shall conduct all inquiries into and discussions about the business solely through C21 and shall not directly contact the Seller or the Seller's representatives. Should Buyer purchase all or part of the stock or assets of Business, acquire any interest in, or become affiliated in any capacity with Business without C21 's participation, or in any way interfere with C21's right to a fee, Buyer shall be liable to C21 and the cooperation broker for such fee and any other damages including reasonable attorney's fees and costs.

5. FURTHER TERMS: Neither Buyer nor Buyer's agents will contact Seller's employees, customers, landlords, or suppliers, nor linger, or otherwise observe the Business, without Seller's consent. For three years, Buyer shall not directly or indirectly solicit for employment any employees of Seller. C21 may act as a dual agent representing both Buyer and Seller. Seller and Seller's successors are specifically intended to be beneficiaries of the duties and obligations of this Agreement and may prosecute any action at law or in equity necessary to enforce its terms and conditions as though a party hereto. This Agreement can only be modified in writing, signed by both C21 and Buyer. Waiver of any breach of this Agreement Shall not be a waiver of any subject matter. This Agreement shall be construed under and governed by the laws of the State of California. The venue for any action instituted to enforce any terms of the Agreement shall be in the county in which the business is located, This Agreement may be signed in counterparts and faxed and electronic signatures may be considered as originals. If Buyer is a corporation, partnership, or other such entity, the undersigned executes this Agreement on behalf of Buyer and warrants that he/she is duly authorized to do so. Buyer acknowledges receipt of a fully completed copy of this Agreement.

EMAIL BACK TO: [JSingh@C21SelectGroup.com](mailto:JSingh@C21SelectGroup.com)

OR

FAX Back To: [530-237-8625](tel:530-237-8625)

**Buyer's Sign:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer's Name(Print)** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Tel** : \_\_\_\_\_ **Company:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

**Fax:** \_\_\_\_\_ **City, State, Zip Code** \_\_\_\_\_

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