



CalDRE Lic. 01950425

1100 S Hope Street, Ste. 102, Los Angeles, CA 90015

## REAL ESTATE NON-DISCLOSURE AGREEMENT (CONFIDENTIALITY)

**1. The Parties.** This Real Estate Non-Disclosure Agreement, hereinafter known as the "Agreement", made this \_\_\_\_\_ day of \_\_\_\_\_ 2025 between:

Potential Buyer \_\_\_\_\_ hereinafter known as the "Interested Party".

Agent: Rasmus Ray Lee / Premier Real Estate, hereinafter known as the "Agent".

Collectively, the above-named persons or entities, shall be known as the "Parties".

**2. The Property.** In connection with the Interested Party's consideration of a possible purchase of the Seller's real estate, listed off-market, and located in the Bel Air – Beverly Crest Community Plan Area, City of Los Angeles, with alternate address in the City of Beverly Hills, in the State of California, hereinafter known as the "Property", the Parties agree to the following terms and conditions:

**3. Genuine Interest.** The Interested Party is genuinely interested in purchasing the Property from the Seller.

**4. Permitted Use.** The Interested Party will use the confidential information solely for purposes of evaluating the Property.

**5. Confidential Information.** The Interested Party acknowledges that all information and materials furnished from the Agent concerning the Property is confidential and may not be used for any purpose other than the Interested Party's evaluation for a possible purchase. Access to any information furnished by the Agent will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

**6. Nondisclosure.** Interested Party and Agent all agree not to disclose to any other person or business entity the fact that any discussion or negotiations are taking place with respect to the Property, or the actual or potential terms, conditions or facts involved in any such discussions or negotiations.

**7. Discretion.** Interested Party agrees not to contact the Seller, or employees of the Seller except through the Agent. Interested Party further agrees not to circumvent or interfere with the Agent's listing agreement with the Seller in any way.

**8. Binding Effect.** This Agreement shall be governed and construed in accordance with the laws of the State of California and shall survive the closing of any Agreement between Interested Party and Seller for a period of 90 Days from the date of said closing or if the information becomes publicly available, whichever occurs first. The word "Closing" shall include notification of non-interest on the part of Interested Party as well as any successful transaction between Interested Party and Seller.

**9. Cost of Enforcement.** In the event either party commences a judicial action to enforce the provision of this Agreement, the prevailing party in such action shall be entitled to recover, in addition to such other amounts as may be permitted by law, all costs and expenses incurred by it in the prosecution of defense of such action, including reasonable attorneys' fees.

**10. Warranty.** If the Agent is providing the confidential information, the Agent does not guarantee, warrant, either expressed or implied, any information and/or figures supplied by the Seller. Interested Party should rely on their own verification of this information as a part of their due diligence.

**11. Reproduction Prohibited.** No copies shall be made or retained of any written information supplied to Interested Party by the Agent and the Seller. At the conclusion of any discussion, negotiation or upon demand by the Agent, all information including notes, photographs, financial statements, or any other details released to the Interested Party shall be returned to the Agent. Any information shall not be disclosed to any partner, employee, or consultant of the Interested Party unless they agree to execute and be bound by this agreement.

**12. Property Info, Viewing and Representation.** With viewing and prior to receiving details about the property, and prior to performing analysis of value and feasibility of purchasing the Property, the Interested Party shall sign this Non-Disclosure Agreement and a Buyer Representation and Broker Compensation Agreement (C.A.R. Form BRBC) outlining the terms of Representation.

**Interested Party's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_