



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 & Company (if applicable): _____
hereinafter known as the "Interested Party".

Potential Buyer's Agent & Broker: _____; CalDRE
Lic. _____ hereinafter known as the "Interested Party's Agent".

Seller's Agent & Broker: Rasmus Ray Lee / Premier Real Estate; CalDRE Lic. 01490488 / 01950425, hereinafter known as the "Seller's Agent".

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

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

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

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

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

6. Nondisclosure. Interested Party and Interested Party's Agent 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 and Interested Party's Agent agree not to contact the Seller, or employees of the Seller except through Seller's Agent. Interested Party and Interested Party's Agent further agree not to circumvent or interfere with Seller's 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 or defense of such action, including reasonable attorneys' fees.

10. Warranty. If the Seller's Agent is providing the confidential information, Seller's 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 Seller's Agent and the Seller. At the conclusion of any discussion, negotiation or upon demand by Seller's Agent, all information including notes, photographs, financial statements, or any other details released to the Interested Party and Interested Party's Agent shall be returned to Seller's Agent. Any information shall not be disclosed to any partner, employer, employee, or consultant of Interested Party and Interested Party's Agent unless they agree to execute and be bound by this agreement.

12. Property Info, Viewing and Representation. Prior to viewing and performing analysis of value and feasibility of purchasing the Property, Interested Party shall sign with Interested Party's Agent a Buyer Representation and Broker Compensation Agreement (C.A.R. Form BRBC) for which the address of the Property shall be disclosed to Interested Party once the executed Real Estate Non-Disclosure Agreement is forwarded to Seller's Agent.

Interested Party's Signature _____ Date: _____

Written Name of Interested Party and Company (if applicable)

Interested Party's Agent's Signature _____ Date: _____

Written Name of Interested Party's Agent