



CalDRE Lic. 01527850
1100 S Hope Street, Suite 102
Los Angeles, CA 90015

REAL ESTATE NON-DISCLOSURE AND NON-CIRCUMVENTION AGREEMENT

(California)

This Confidentiality & Non-Circumvention Agreement ("Agreement") is entered into as of _____, 2026, by and between:

Seller's Agent:

Rasmus Ray Lee / Premier Real Estate
CalDRE Lic. #01490488 / 01527850
("Listing Broker")

and

Interested Buyer:

Name: _____
Entity (if applicable): _____

and, if applicable:

Buyer's Agent:

Name: _____
Brokerage: _____
CalDRE Lic. #: _____

Buyer and Buyer's Agent may collectively be referred to as "Receiving Parties."

1. PROPERTY

This Agreement relates to a confidential off-market luxury estate opportunity located within the Bel Air–Beverly Crest / Mulholland corridor of Los Angeles, California, including a property associated with a legal alternate Beverly Hills 90210 / Mulholland Drive address, together with any related property, ownership, financial, architectural, development, branding, access, repositioning, redevelopment, or investment information disclosed by Listing Broker (collectively, the “Property”).

2. PURPOSE

Receiving Parties wish to evaluate a potential acquisition, joint venture, investment, redevelopment, repositioning, or advisory opportunity relating to the Property. Any non-public information provided shall be used solely for that purpose.

3. CONFIDENTIAL INFORMATION

“Confidential Information” includes any non-public information regarding the Property, Seller, ownership structure, or contemplated transaction, including but not limited to:

- property details, location information, alternate addressing, and access characteristics
- pricing guidance, financial information, and valuation analysis
- marketing materials, photographs, renderings, surveys, plans, and due diligence materials
- ownership or seller identity
- architectural, development, repositioning, branding, or redevelopment concepts
- discussions regarding Beverly Hills 90210 / Mulholland Drive positioning
- transaction discussions, proposed structures, or acquisition terms
- contractor estimates, improvement budgets, or renovation guidance

Receiving Parties agree to keep all Confidential Information strictly confidential and not disclose it to any third party except advisors, attorneys, lenders, accountants, consultants, or prospective capital partners directly involved in evaluating the transaction.

Receiving Parties shall be responsible for any misuse or unauthorized disclosure by persons to whom they provide such information.

4. NON-DISCLOSURE

Receiving Parties shall not:

- publicly market or circulate the opportunity;
- post information online or through social media;

- distribute materials to unauthorized parties; or
- disclose the existence or terms of the opportunity except as permitted herein.

Receiving Parties shall not distribute, repost, duplicate, forward, or circulate marketing materials, photographs, offering memoranda, due diligence materials, or property-identifying information except to authorized parties directly involved in evaluating the opportunity and subject to substantially similar confidentiality obligations.

If disclosure is legally required, Receiving Parties shall provide prompt notice to Listing Broker where legally permitted.

5. NON-CIRCUMVENTION

Receiving Parties acknowledge that the opportunity was introduced exclusively through Listing Broker.

Accordingly, for a period of twenty-four (24) months from the Effective Date, Receiving Parties agree not to directly contact, negotiate with, or pursue the Property with Seller, ownership, or their representatives except through Listing Broker, unless otherwise authorized in writing.

Receiving Parties further agree not to use Confidential Information, alternate property identification, ownership information, or third-party introductions derived from Listing Broker's materials to circumvent or exclude Listing Broker from any present or future transaction involving the Property.

6. BUYER REPRESENTATION

Prior to release of detailed property materials, financial information, ownership information, or showing access, Buyer may be required to provide proof of buyer representation reasonably acceptable to Listing Broker.

7. DISCLAIMER

All information is provided for preliminary discussion purposes only and is believed to be reliable but has not been independently verified.

Seller and Listing Broker make no representations or warranties regarding the accuracy or completeness of any information provided. Receiving Parties shall rely solely upon their own independent investigation and due diligence.

Any pricing guidance, valuation analysis, projected ARV ranges, renovation estimates, repositioning concepts, redevelopment scenarios, or branding potential discussed are preliminary opinions only and shall not be relied upon as guarantees or representations of future value or performance.

8. RETURN OR DESTRUCTION OF MATERIALS

Upon request by Listing Broker or termination of discussions, Receiving Parties agree to promptly destroy or return Confidential Information, excluding one archival copy retained by legal counsel or for compliance purposes.

9. REMEDIES

Receiving Parties acknowledge that unauthorized disclosure or circumvention may cause irreparable harm.

Accordingly, Listing Broker and/or Seller shall be entitled to injunctive or equitable relief, in addition to any other remedies available at law.

10. TERM

This Agreement shall remain in effect for twenty-four (24) months, and the confidentiality and non-circumvention obligations shall survive termination of discussions.

11. GENERAL PROVISIONS

This Agreement shall be governed by the laws of the State of California.

If any provision is found unenforceable, the remaining provisions shall remain in effect.

This Agreement constitutes the entire agreement between the Parties regarding the subject matter herein and may be executed electronically and in counterparts.

SIGNATURES

INTERESTED BUYER

Signature: _____

Name: _____

Date: _____

Entity (if applicable): _____

BUYER'S AGENT

Signature: _____

Name: _____

Brokerage: _____

CalDRE Lic. #: _____

Date: _____

LISTING BROKER

Rasmus Ray Lee / Premier Real Estate

CalDRE Lic. #01490488 / 01527850

Signature: _____

Date: _____