



Better Benefits, Better Service, Better Results. Better Business Brokerage, the Better choice for bringing Buyers and Sellers together.

NON-DISCLOSURE AGREEMENT: Our agreement with the seller requires that we obtain a non-disclosure agreement and evidence of financial ability before disclosing the name and location of his/her business. Sellers do not want their competitors, customers, employees and others to know they desire to sell their business. This information will be kept confidential.

_____, herein known as BUYER, acknowledges and agrees that BUYER approached Better Business Brokerage, LLC. (BROKER), and that BROKER was the first to advise them of the availability and details concerning the following business and/or real property opportunities:

<u>LISTING NUMBER</u>	<u>BUSINESS DESCRIPTION</u>	<u>INITIALS</u>
1)	_____	_____
2)	_____	_____
3)	_____	_____

1. BUYER understands and agrees that all dealings concerning the opportunities above will be handled through BROKER and that BROKER has entered into agreements with Sellers for the payment of commissions. BROKER will furnish to BUYER certain proprietary information relating to the various operations, properties, and personnel, financial and other matters that are non-public, confidential or proprietary in nature and are hereinafter referred to as "Proprietary Information."

2. The Proprietary Information will be kept confidential and shall not, without the prior written consent of BROKER, be disclosed by BUYER or its agents, representatives or employees, in any manner whatsoever, in whole or in part, for two years from the date below, and shall not be used by BUYER, its agents, representatives or employees, other than in connection with the purchase of one of the opportunities described above. BUYER shall be fully responsible for any breach of this Agreement by itself, its agents, representatives or employees.

3. For two years from the date of this Agreement, BUYER agrees not to deal directly or indirectly with the Seller's of the opportunities listed above without the prior written consent of BROKER. If BUYER enters into a sale and/or purchase agreement, a management contract or other financial arrangement with a Seller of an opportunity, including a leasing of the business premises from the Seller or its Landlord, BUYER shall be liable for any and all damages BROKER may suffer, including but not limited to the Seller's commission payable on the sales price or minimum commission due under the Listing Agreement with Seller, whichever is greater.

4. The Proprietary Information (including any copies thereof) will be returned to BROKER immediately upon BROKER's request. BUYER agrees that it shall not retain any copies of the Proprietary Information supplied pursuant to the terms and conditions of this Agreement.

5. Any and all information provided to BUYER is provided for informational purposes only. BROKER does not make any representations and/or warranties as to the accuracy of the information provided and that BUYER is to make his or her own independent evaluation of the opportunities described above. BUYER acknowledges that BROKER has advised BUYER to seek independent professional advice in the review and evaluation of the information provided and that BUYER should seek the advice of an attorney and/or certified public accountant.

RECEIPT OF A COPY AND ACCEPTANCE OF THE TERMS OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED AND CONFIRMED. This Agreement is legal and binding with faxed signatures.

Prospective Buyer's Signature

Broker's Signature

Print Name

Date

Broker's Print Name

Date

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