

# CapEx Business Brokers LLC

## Confidentiality Agreement

The undersigned prospective purchaser ("Buyer") hereby requests confidential information, currently and from this time forward, on businesses represented by Capex Business Brokers ("Broker"). Buyer hereby acknowledges that Broker first provided such information to the Buyer. In consideration of Broker having provided such information, the Buyer hereby agrees:

1. Any information Broker provides about a business was obtained from the business owner, and Broker makes no representations or warranties as to its accuracy or completeness. Buyer is solely responsible for investigating all aspects of the business and obtaining any legal, tax or other counsel Buyer deems necessary, prior to purchasing the business.
2. Any information Buyer is given about a business, including its availability for acquisition, shall be treated as confidential and proprietary. Buyer shall not disclose, without prior written permission, any such information to any third party except Buyer's representatives, agents, or employees engaged in evaluating the information. Buyer shall obtain the agreement and assume the full responsibility of such third parties to maintain confidentiality and compliance to the terms of this agreement. If Buyer decides not to purchase the business, Buyer shall promptly notify Broker of this fact and shall promptly return all documentation without retaining copies, summaries, analyses or extracts. Any unauthorized disclosure shall constitute a material breach of Buyer's duty to the Seller and Broker and could result in their seeking recourse against the Buyer. Buyer shall indemnify, defend and hold Broker harmless from any liability resulting from such unauthorized disclosure.
3. The Seller of each business about which a Buyer shall be given information by Broker has entered into an agreement providing that Seller shall pay a fee to Broker if, during the term of that agreement or within twenty four months thereafter, the business is transferred to a Buyer introduced by Broker. Should Buyer, Buyer Family Member or anyone with whom Buyer is connected acquire any interest in or become affiliated in any capacity with such a business, Buyer shall protect Broker's right to a fee from the Seller.
4. Buyer shall conduct all inquiries into and discussion with any business about which Broker provides information solely through Broker, and shall not directly contact the owner, employees or other representatives of the business except by prior arrangement with Broker.
5. If Buyer breaches the terms of this Agreement or in any way interferes with Broker's right to a fee, Buyer shall be liable for such fee and any other damages, including reasonable attorney's fees. Broker may act as a dual agent representing both Buyer and Seller. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer: a) a fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer, b) diligent exercise of reasonable skill and care in performance of the agent's duties, c) a duty of honest and fair dealing and good faith and d) a duty to disclose all facts known to the agent materially affecting the value or desirability of the business that are not known to, or within the diligent attention and observation of, the parties.
6. Buyer Acknowledges receiving a copy of this Agreement.
7. The undersigned executes this Agreement on behalf of Buyer and warrants that he/she is duly authorized to do so.

8. I am interested in the \_\_\_\_\_ business.  
(Describe Business Listing)

\_\_\_\_\_  
Signature

Date \_\_\_/\_\_\_/\_\_\_

\_\_\_\_\_  
Name (print) Business Telephone

\_\_\_\_\_  
Company Name (if applicable) Cell Telephone

\_\_\_\_\_  
Residence Street Address

\_\_\_\_\_  
Fax Number for Sending Confidential Info

\_\_\_\_\_  
Residence City, State and Zip

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Residence Telephone

Chad Law, Broker  
CapEx Business Brokers  
www.capexbiz.com  
Cell - 318-572-5434

Fax – 318-459-9537  
[capexbiz@gmail.com](mailto:capexbiz@gmail.com)