

**CONFIDENTIALITY AGREEMENT**

Prospect named below acknowledges and agrees that they approached Global Hospitality Solutions, LLC (GHS) and International Realty Plus +, LLC (IRP+LLC) and that GHS is the first to advise Prospect of the details concerning the following real properties and/or business opportunities or any other properties and/or businesses that the owners of the property below own:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Name the properties or use listing #'s above.

Prospect understands and agrees that all dealings concerning said properties and/or business opportunities will be handled through International Realty Plus +, LLC. Prospect further agrees that information received with respect to the above mentioned properties and/or business opportunities will be kept in strict confidence and that the Prospect shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself. International Realty Plus +, LLC will be paid for its services by the Seller(s). In the event that the Prospect violates this confidentiality covenant or any other covenant herein with respect to one or more of the properties and/or business opportunities stated above, IRP+LLC and said Seller(s) shall be entitled to all remedies provided by law, including, but not limited to injunctive relief, damages, and customary real estate fees. The terms purchase, sale or other similar language refers to the purchaser obtaining or disposing of the property in any manner whatsoever (including but not limited to): by gift, option, voluntary or involuntary, transfer for consideration, bankruptcy, trusteeship, leaseback, joint-venture contract for deed, management purchase, lease with option to buy, lease purchase, deferred closing technique, exchange, purchase, joint venture, by any conveyance or transfer of this property or any legal or equitable interest in the property to prospect or any person or entity owned or controlled to any extent either directly or indirectly by Prospect.

Prospect is acting as a Principal, and whether the Prospect holds a valid real estate license or not, Prospect acknowledges and agrees that he/she/it will not participate in the commission originated by the sale of any of the above properties and/or business opportunities.

All information furnished is for information purposes only. No representation is made by International Realty Plus +, LLC as to the accuracy of this information. IRP+LLC encourages Prospect to thoroughly review and independently verify to Prospect's own satisfaction that the data provided are substantially representative of the property and can be relied upon when considering the purchase of said property. Prospect acknowledges that Prospect has been advised to seek the independent council of an attorney and/or accountant to verify the information supplied to International Realty Plus +, LLC by the Seller or other sources.

In the event that Prospect discloses the availability of said property to a third party and this third party or Prospect purchases the property without IRP+LLC receiving its fee, then Prospect, in addition to the remedies specified herein above, will also be responsible for the payment of IRP+LLC. In the event that the subject property or any portion is transferred for an amount less than market value then the Broker's compensation shall be based on the listed price of real estate, land and/or business.

Prospect certifies and will provide upon request any documentation needed by Seller or Broker to verify that they have FUNDS AVAILABLE FOR PURCHASE OF \$ \_\_\_\_\_. Prospect also agrees to complete a Confidential Financial Statement, verify down payment, furnish credit report if needed and provide any other financial information needed by Seller or Broker in conjunction with this Agreement.

**PROSPECTIVE PURCHASER**

Prospective Purchaser Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

X \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Prospective Purchaser

NOTE: No changes to typewritten portion of form by prospective purchaser will be accepted!

**Please Return by Fax to (703) 740-4173, Att: Ken Svejksky**

If the prospective purchaser is currently working with a broker, please fill in the following

Broker's Name: \_\_\_\_\_

Agency Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: # \_\_\_\_\_ Email Address: \_\_\_\_\_

**X** \_\_\_\_\_  
Signature of Broker representing Prospective Buyer.

Title: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: No changes to typewritten portion of form by prospective purchaser will be accepted!

If the prospective purchaser is a company or corporation, please fill in the following

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: # \_\_\_\_\_ Email Address: \_\_\_\_\_

**X** \_\_\_\_\_  
Signature of Officer of Company the Prospective Purchaser is registering.

Title: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: No changes to typewritten portion of form by prospective purchaser will be accepted!

**Please Return by Fax to (703) 740-4173, Att: Ken Svejovsky**