

Confidentiality and Buyer Agreement

Assiter & Associates, LLC (Auctioneer) and Coldwell Banker Commercial - Amarillo, (Broker) have been named the exclusive auctioneer, advisor and broker for the sale of the property located at _____, Amarillo, Texas.

To receive any financial information, please read, sign and return this completed Confidentiality Agreement to the broker. The financial information has been prepared by Broker for use by a limited number of parties and does not provide a necessarily accurate summary of the property or any of the documents related, nor does not intend to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller, therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained, and nothing contained herein shall be relied on as promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies included in these documents. Further, Broker, the Seller, and its employees disclaim any and all liability for representation and warranties, expressed and implied, contained in or omitted from the financial information or any other written or oral communication transmitted or made available to the Buyer. The financial information does not constitute a representation that there has been no change in the business or affairs of the property or the Owner since the date of preparation of the contents within. Analysis and verification of the information contained in the financial information and an opportunity to inspect the property will be made available upon an executed offer letter or contract.

By accepting the financial information, you agree to defend, protect, and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs, or expenses including reasonable attorney's fees arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

By accepting the financial information, you acknowledge that you are a principal and not an agent of or acting on behalf of any other party in connection with acquisition. Buyer acknowledges that he/she is aware that any Agent/Broker other than Assiter & Associates, LLC (Auctioneer) and Coldwell Banker Commercial - Amarillo must be registered on this Confidentiality Agreement to be eligible to participate in the fee to buyer broker. Buyer also acknowledges that there has been no discussion regarding this property's sale with any other broker or agent other than Assiter & Associates, LLC (Auctioneer) and Coldwell Banker Commercial - Amarillo. Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or find fees in relation to or in connection with the Property to the extent claimed, though or under Seller.

Buyer Name: _____ Broker Name: _____

Buyer Tel: _____ Broker Tel: _____

Buyer Email: _____ Broker Email: _____

Buyer Signature: _____ Broker Signature: _____

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