

# AMERICAN REAL ESTATE GROUP

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## Unilateral Non-Disclosure Agreement (NDA)

**Effective Date:** \_\_\_\_\_

**Disclosing Party:** American Real Estate Group ("ARE")

**Receiving Party:** \_\_\_\_\_ ("Buyer")

### 1. Confidentiality

Buyer agrees not to speak to sellers, employees, or nearby businesses about the sale of any business unless expressly instructed otherwise by ARE. All information provided by ARE, its brokers, and agents is for informational purposes only. ARE does not guarantee its accuracy or completeness. Buyer is advised to perform independent investigation, due diligence, and verification before the close of escrow.

### 2. Exclusivity and Commission

Buyer agrees that if they purchase, lease, or otherwise take possession of any business presented by ARE within one year of the Effective Date, the transaction will be conducted through ARE to allow ARE to collect its commission from the seller.

If Buyer circumvents ARE and directly purchases, leases, or takes possession of such a business, Buyer agrees to pay ARE a commission equal to 10% of the purchase price or lease consideration. This also applies if Buyer becomes a manager, associate, or independent operator at the business locations listed by ARE during this period.

### 3. Attorney's Fees

In the event of a dispute requiring legal action to collect sums due under this agreement, Buyer agrees to pay reasonable attorney's fees incurred by ARE.

### 4. Termination

This Agreement **expires one year** from the Effective Date. Confidentiality obligations and commission terms apply to any business transactions initiated during this period.

### 5. Acknowledgment

By signing below, Buyer acknowledges and agrees to the terms outlined in this Agreement.

#### Buyer:

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

Signature: \_\_\_\_\_

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

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

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

#### American Real Estate Group (ARE):

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

Signature: \_\_\_\_\_

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