

Prospective Purchaser Confidentiality Agreement

This is a Request for Informational Materials that have been prepared regarding the sale of the following property:

Turnkey Pet Resort – High-Traffic Corridor in DFW Mid-Cities Submarket

The Informational Materials are intended solely for _____ (“Prospective Purchaser”) and its limited use in considering its interest to purchase the Property.

The Informational Materials, which contain certain confidential information relative to the business and affairs of the Property, have been prepared by the Owner in cooperation with The Ambrose Group, serving as the Texas Broker of record. The materials are intended solely for use by the Prospective Purchaser for the purpose of evaluating a potential purchase of the Property. Neither The Ambrose Group, nor the Owner, make any warranties or representations as to the accuracy or completeness of the materials. Any violation of this provision shall be deemed a material breach of this Agreement

By executing this Agreement, Prospective Purchaser acknowledges that the offering is being conducted in a confidential manner. The existence of the offering, as well as any information provided, shall not be disclosed to any third party (including employees, customers, vendors, or the general public) without prior written consent of The Ambrose Group.

The Prospective Purchaser agrees to indemnify, defend, and hold harmless the Owner and The Ambrose Group from all liabilities, claims, costs, or fees related to any broker claims except those by the aforementioned parties. It is acknowledged that The Ambrose Group is an exclusive broker under a separate agreement. No compensation shall be owed to any broker except those identified above, unless expressly agreed upon.

Non-Interference. Prospective Purchaser agrees not to contact, directly or indirectly, any employees, customers, vendors, suppliers, or service providers of the Property or business without the prior written consent of The Ambrose Group. Prospective Purchaser further agrees not to visit the Property without prior scheduling and approval through The Ambrose Group. Any unauthorized contact or visit shall be considered a material breach of this Agreement.

Prospective Purchaser agrees not to attempt to identify the Property or business through independent investigation, including but not limited to visiting the site, contacting neighboring properties, or otherwise attempting to determine the identity of the business outside of materials provided by The Ambrose Group.

The undersigned Prospective Purchaser acknowledges that the Owner shall have no obligation unless and until a written purchase agreement is executed by both parties. Any obligations shall be limited to those contained within such an agreement. The Owner and The Ambrose Group expressly reserve the right to reject any or all proposals and to terminate discussions at any time without notice.

If the Prospective Purchaser chooses not to pursue or discontinues negotiations, it shall promptly return or destroy all Informational Materials, including any copies, summaries, or notes derived therefrom, and certify such destruction upon request. Purchaser agrees NOT to circumvent The Ambrose Group in any potential lease, purchase, joint venture, or related transaction involving the Property, either directly or indirectly, for a period of two (2) years from the date of this agreement.

The Ambrose Group reserves the right to request evidence of financial capability or proof of funds prior to releasing detailed financial information.

ACKNOWLEDGED AND AGREED ON	DATE: _____
Prospective Purchaser/Entity (PRINT NAME):	Authorized Signatory (SIGNATURE):
_____	_____
Street Address:	Phone Number:
_____	_____
City, State, Zip Code:	Email Address:
_____	_____