



BROKERAGE AGREEMENT
CONFIDENTIALITY AGREEMENT
REGISTRATION AGREEMENT



To Prospective Purchaser: _____ (Please Print)
(Company name) _____

From Broker: RE/MAX Advance Realty (" R/M A.R.*")

PROPERTY ADDRESS: 22 ne 1 St, 22 E. Flagler st. , 25 N. Miami Ave. Miami Florida 33132

Dear _____:

We are enclosing at your request an agreement for the above Property(s). Kindly **initial each page, sign** and return a copy to us via mail or facsimile. We will then forward to you an executed, countersigned agreement along with information on the Property(s) at which time this Confidentiality Agreement shall become effective.

It is hereby agreed the Prospective Purchaser (Prospect) acknowledges the following:

1. It is our understanding that Prospect wishes to register with R/M A.R. as a potential purchaser of the Property. Prospect is unauthorized to discuss the sale of the Property until Prospect has received an executed copy of the Agreement and countersigned by RE/MAX Advance Realty.
2. Upon our receipt of this Agreement signed by Prospect, then R/M A.R. will provide Prospect with certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by the Prospect, all of which will hereinafter be referred to as ("Confidential" Information"). Said Confidential Information is believed to be accurate and has been obtained from sources believed to be reliable however; neither R/M A.R. nor the Owner makes any claims or assumes any responsibility for the accuracy or completeness of the Confidential Information. Neither the Owner nor R/M A.R. shall have any liability for any reason to the Prospect resulting from the use of the Confidential Information by the Prospect.
3. If the Prospect actually consummates a purchase of the Property, R/M A.R. will receive its' proceeds of the brokerage fee *from the Seller*. Prospect hereby acknowledges that R/M.A.R. is the procuring cause, having introduced the Prospect to the property(s) and provided Confidential Information to the Prospect to produce an offer and sale and that no other brokerage company or broker shall be entitled to any brokerage fee on the Prospect's behalf as regards the Property.
4. The parties agree that a facsimile transmission of this agreement and all signatures and initials thereto shall be deemed an original document with the same legal force and effect as an original.
5. R/M A.R. is a Transaction broker for the Prospect and must deal fairly and honestly.
6. This Agreement stated herein shall remain in effect for a period of Twenty-four (24) months and shall be limited to the above referenced property(s) and the named Prospect.
7. All Confidential Information furnished to Prospect, shall be the property of R/M A.R. The Confidential Information may be used by the Prospect solely for the purpose of determining the Prospect's interest in the Property(s). The Prospect may not make any Confidential Information available, or disclose the contents thereof. Prospect agrees during this term, not to discuss the sale of the Property directly with the Owner, staff personnel or tenants at the Property, nor visit the site without the prior, written permission from R/M A.R. All offers and questions shall be presented to Owner through R/M A.R.
8. Prospect indemnifies and save harmless R/M A.R. and the Owner and our respective affiliates, from any loss, liability or expense, including attorney's fees, arising out of any claim if such claim is based in whole or in part on dealings with Prospect and/or any breach of any of the terms of this agreement by Prospect. In the event that the Prospect violates the confidentiality covenant or any other covenant herein with respect to this property, both Owner and R/M A.R. shall be entitled to all remedies provided by law.



9. The property is offered for sale subject to withdrawal from market, change in offering price, prior sale or for any other reason whatsoever without notice. The Property is being offered without regard to race, creed, sex, religion or national origin.

10. If any of the terms and provisions of this agreement is held or deemed to be invalid or unenforceable by a court of competent jurisdiction, this agreement shall be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms and provisions of this agreement.

12. The term "purchase", "sale", or other similar language refers to the purchase or sale of all or a portion of the Property or any interest in the property, to the purchase and leaseback of the property or to any joint venture, development or Trusteeship between Owner and Prospect, lease with option to buy, lease purchase, contract for deed, exchange, or by any other conveyance or transfer of any legal or equitable interest in the property to any person or entity, including any entity owned or controlled to any extent either directly or indirectly by Prospect.

13. By the signatures below and execution of this agreement thereby, each of the signatories separately and individually confirm that any corporation, organization, firm, company or individual of which this signatory is a part to or of, member of, principal of, or agents for said association is bound hereby.

ACKNOWLEDGED AND ACCEPTED

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Prospect name:

RE/MAX Advance Realty

By: _____
as Prospect

Paul Silverstein, P.A.
Broker- Associate, Senior Director
Commercial Division, RE/MAX Advance Realty

Date: _____

Date: _____

PLEASE FILL IN

Company Name _____

Address _____

City, State, Zip code _____

Phone _____

Email address _____

X _____
Initial