



TRG Commercial Ltd.
1965 W 4th Ave #101
Vancouver, BC V6J 1M8
Tel: (604) 629-6100
www.trgcommercial.com

CONFIDENTIALITY AGREEMENT

To: **TRG Commercial Ltd.**
1965 W 4th Ave #101
Vancouver, BC V6J 1M8

RE: **2820 Heather Street, Vancouver, BC (“The Property”)**

We, the undersigned, have requested that various materials, documents, information, and other matters regarding the Property (“**Property Information**”) be delivered and disclosed to us by you. As a condition to, and in consideration of, the delivery and disclosure of the Property Information by you to us, we agree as follows:

1. **Purpose:** We have been advised that TRG Commercial Ltd. has been exclusively retained by the Kneifel Family (the “**Vendor**”) with respect to selling the Property.
2. **Confidentiality:** We are active as a principal and agree to use the Property Information only for the purpose of evaluating our desire to acquire the Property, and not for any other purpose whatsoever. We agree that all of the Property Information is confidential and that we shall not disclose any of the Property Information in any manner whatsoever, except to the extent that the Property Information is (a) generally publicly available through no act of the undersigned, or (b) required to be disclosed by law. We agree not to disclose to any person or party (other than our institutional lenders, employees, legal counsel, and consultants, provided they agree to be bound to the same extent as the undersigned by this agreement) the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property, without the prior written consent of TRG Commercial Real Estate and the Vendor.
3. **Indemnity:** We agree to indemnify, defend and hold harmless TRG Commercial Ltd. and the Vendor, and the respective partners, members, shareholders and employees of each of them, against any loss, liability or expense, including legal fees, arising out of any breach of the terms of this agreement. We confirm that we are acting as a principal or investment advisor with respect to the potential acquisition of the Property, and not as broker, and will not look to the Vendor or TRG Commercial Ltd. for any fees or commissions.
4. **Disclaimer and Waiver:** We acknowledge that neither you nor any of your representatives make or have made any representations or warranties regarding the accuracy or completeness of the Property Information.
5. **Binding Agreement:** Upon execution hereof, this agreement shall be a binding agreement between the undersigned, TRG Commercial Ltd., and the Vendor.

Accepted and Agreed to on this ____ day of _____ 2022.

By: _____

Printed Name/Title: _____

Company: _____

Phone: _____

Email: _____

Please return via email to: phil.joubert@trgcommercial.ca or brett.aura@trgcommercial.ca

Your Relationship with a Real Estate Professional

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

BC Financial Services Authority

is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

You can work with a real estate professional in one of the following ways:

AS A CLIENT

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- **Loyalty.** They will act only in your best interests.
- **Full disclosure.** They must tell you everything they know that might influence your decision in a transaction.
- **Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.
- **Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:
 - your reasons for buying, selling or leasing
 - your minimum/maximum price
 - any preferred terms and conditions you may want to include in a contract

When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.

AS A NON-CLIENT

A real estate professional who is not representing you as a client does not owe you special legal duties:

- **No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- **No duty of full disclosure.** They do not have a duty to give you all relevant information.
- **No duty to avoid conflicts.** They are not acting in your interests.
- **No confidentiality.** They must share any information you tell them with their clients in a transaction.

As a non-client, a real estate professional may give you only limited services.

Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.

Your Relationship with a Real Estate Professional

DISCLOSURE OF REPRESENTATION IN TRADING SERVICES

This is a required disclosure form in compliance with sections 54 of the Real Estate Services Rules. Your real estate professional must present the Your Relationship with a Real Estate Professional information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I am (check one):

- representing you as my client
- not** representing you as a client

Phil Joubert PREC and Brett Aura PREC

Name

Team name and members, if applicable. The duties of a real estate professional as outlined in this form apply to all team members.

TRG Commercial Ltd.

DocuSigned by:

Phil Joubert

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Signature

DocuSigned by:

Brett Aura

2220AA5834BF4CD...

8/23/2022

Date

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Your Relationship with a Real Estate Professional** consumer information page and this disclosure form.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.