

## **Partners Investment Properties Broker Cooperation Disclaimer**

**NOTE: Principal Investors:** Partners Investment Properties has provided this property detail directly to you, so that you are aware of investment properties that are available for sale. Since we have informed you of these properties via email and through our site, [www.PIPRE.com](http://www.PIPRE.com) it must be understood that we will not compensate any broker/agent who states that you, "the Principal Investor" is their client and that they made you aware of the property. If you do need representation of a broker/agent in order to procure a property we have made you aware of, then it is your responsibility to compensate your broker/agent. Partners Investment Properties will not offer broker cooperation, since you, the "Principal Investor" were informed of the property by Partners Investment Properties.

**NOTE: Broker/ Agents:** Partners Investment Properties will offer cooperation to licensed Real Estate Brokers who **procure** a buyer and represent said buyer through the entire process. Partners will not compensate any broker/agent who represents an investor from the Partners Investment Properties email database. All broker/agent clients must be registered and it is the responsibility of the broker/agent to know where the potential investor learned of the property listing before proceeding with the client.



## PARTNERS INVESTMENT PROPERTIES, LLC

### RULES OF CONFIDENTIALITY

We have furnished you with the "Property Information Detail" in connection with discussions and negotiations concerning, a possible transaction involving the Property only on the condition that you treat such "Property Information Detail" confidentially as detailed below and confirm certain representations to us. Therefore, as a prerequisite to us furnishing to you the Evaluation Material, you hereby represent and agree as follows:

1. Although we have endeavored, for your convenience, to include in the "Property Information Detail", which we believe to be relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that we make and have made no representation or warranty to you as to the accuracy or completeness of the "Property Information Detail". You agree that we will not have any liability to you as a result of your use of the "Property Information Detail" and it is understood that you are expected to perform your own studies and are responsible for such diligence investigations and inspections of the Property.
2. Prospective Purchaser shall not disturb or discuss the sale of the Property with any of the staff or tenants at the Property. You will indemnify, defend and hold harmless the Owner and Partners Investment Properties, LLC from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than Partners Investment Properties, LLC; Prospective Purchaser will not look to Partners Investment Properties, LLC or Owner to compensate its third party Agent (s) in the event of a transaction. You acknowledge that Partners Investment Properties, LLC is the broker in this transaction and the only brokers with whom it has had dealings regarding the property.
3. To summarize the "Rules of Confidentiality" as stated above is to refrain from any verbal or written contact with the Seller and/or the tenants. **All communication must be directed through Partners Investment Properties, LLC.**
4. To schedule a viewing, receive more information or to present an offer on a specific property, please contact the associate provided within the Property Information Detail.

**Partners:**

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