



NON DISCLOSURE AGREEMENT (NDA)

In connection with the possible acquisition by you of Inn/B&B Properties, we will be furnishing you information regarding these businesses properties, their financial condition, operations and prospects of the business. In consideration of obtaining proprietary information, you agree that:

1. All the proprietary information furnished by Inn Advisors or the seller to you will be considered confidential.
2. Unless we agree in writing, you will not disclose or reveal any proprietary information for five years from the date below, to any person(s) or entity(ies) other than your employees or representatives who are directly participating in the evaluation of this information for any purpose other than in connection with a proposed acquisition.
3. If you decide that you do not wish to pursue the proposed acquisition, you will advise us of this fact in writing and return to us all proprietary information furnished to you without keeping copies.
4. Although you understand that the business and Inn Advisors have included proprietary information, which we consider to be relevant for the purpose of your investigation, Inn Advisors does not make any representation or warranty as to its accuracy or completeness.

BUYERS PROOF OF FUNDS

1. Buyer(s) below understand they must have the financial ability to purchase the real estate covered by this NDA. By signing below Buyers agree that they have the liquid assets necessary for a 25% – 35% down payment, settlement/closing costs and any working capital required by lenders for the purchase of commercial property. These assets are listed below – types of accounts and asset amount.

1. _____
2. _____
3. _____
4. _____

Agreed to and accepted:

Buyer Signature(s) _____
Date

Buyer Name(s) (Print)

Address (Street, City/Town, State & Zip)

_____ Email address