



CONFIDENTIALITY AGREEMENT

**TO: 565 MANCHESTER ROAD HOLDINGS LTD.
400-1401 West Broadway
Vancouver, BC
V6H 1H6**

("Owner")

RE: 565 Manchester Road (PID 001-424-017), Victoria, B.C. ("Property")

**CARE OF: Grant Evans / Ken Cloak
Colliers International Victoria
Suite 1110 - 1175 Douglas Street
Victoria, B.C. V8W 2E1
e-mail: Grant.Evans@colliers.com Ken.Cloak@Colliers.com**

THIS CONFIDENTIALITY AGREEMENT is granted in consideration of the Owner making available certain information on their property at 565 Manchester Rd., Victoria, B.C. (the "Property") to the undersigned. If granted by the Owner, the information is not to be construed as an offer to sell the Property and is provided to the undersigned, who has requested the Information, and is for the sole purpose of assisting them in determining whether to submit an offer to purchase certain real estate Property for consideration by the Owner.

The undersigned recognizes and acknowledges the strict confidential nature of the information pertaining to the Property. The undersigned hereby covenants and agrees that it shall keep confidential all information on the Property forwarded by the Owner, and all such other information received by it, its agents and representatives in the strictest confidence. No copies are to be made and no information is to be disclosed publicly with all copies to be returned to the Owner, or their Agent (Colliers International) in the event that there is no further interest in purchasing the Property. The Owner agrees to keep the undersign name and interest in the Property confidential.

DATED at Vancouver, B.C.,
(City) (Prov)

This _____ day of _____ 2024

Company Name: _____
(Potential Purchaser)

Per: _____
(authorized signatory)

Email Address: _____

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

Grant Evans (PREC) & Ken Cloak

Name

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

Colliers International

Brokerage

DocuSigned by:

Ken Cloak

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Signature

July 17th, 2023

Date

Notes:

For the purchase and sale of 565 Manchester Road, Victoria, BC

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.