

## CONFIDENTIALITY AND CONDITIONS OFFERING AGREEMENT



Property: The Buck Institute Campus

Location: Buck Center Drive, Novato, CA

Owner: The Buck Institute for Research on Aging

Potential Investor:

**AGENCY CONFIRMATION**  
**CONFIRMATION OF REAL ESTATE AGENCY RELATIONSHIP(S)**  
**(As required by California Civil Code)**

Subject Property Address: Buck Center Drive, Novato, CA

THE FOLLOWING AGENCY RELATIONSHIP(S) IS/ARE HEREBY CONFIRMED:

- Jones Lang LaSalle Brokerage, CA License #01856260 is the agent of (check one): ☒ the landlord/seller exclusively  
Name of Listing Agent\* (Company) ☐ both the tenant/buyer and the landlord/seller\*  
Tatiana Hodapp ☐ Landlord/Seller is NOT represented by a broker  
Name of Individual Broker(s)

\*"Listing Agent" means the representative of Seller.

- \_\_\_\_\_ is the agent of (check one): ☐ the buyer exclusively  
Name of Selling Agent\* (Company) ☐ both the buyer and the landlord/seller\*  
\_\_\_\_\_ ☐ Buyer is NOT represented by a broker  
Name of Individual Broker(s)

\*"Selling Agent" means the representative of Buyer.

**AGENT REPRESENTING BOTH THE BUYER/TENANT AND THE SELLER \*:**

*A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:*

- A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.*
- Other duties to the Seller and the Buyer as stated above in their respective sections.*

*In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.*

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONFIRMATION.**

Buyer: \_\_\_\_\_ Date \_\_\_\_\_

Seller: \_\_\_\_\_ Date \_\_\_\_\_

Listing Agent: \_\_\_\_\_ Date \_\_\_\_\_

Selling Agent: \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** "Listing Agent" acts exclusively for the seller  
"Selling Agent" acts exclusively for the buyer