



BUYER BROKER CONFIDENTIALITY AND REGISTRATION AGREEMENT

**APARTMENTS AT 5317 N. 11TH STREET (the "Property")
Phoenix, AZ**

2026

You (the "Buyer Broker") have advised Keig Commercial Real Estate, LLC ("Keig Commercial Real Estate") that you wish to register a client with respect to the potential purchase of the Property. Keig Commercial Real Estate has been retained on an exclusive basis by the Owner with respect to the offering for sale of the Property. The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Keig Commercial Real Estate. All fees due Keig Commercial Real Estate in connection with the sale of the Property shall be paid by the Owner.

Keig Commercial Real Estate has available for review certain information concerning the Property which includes brochures and other materials (collectively "Informational Materials"). Keig Commercial Real Estate will not make such Informational Materials available to the Buyer Broker or the Registered Potential Purchaser unless and until the Buyer Broker and the Registered Potential Purchaser have executed this agreement. On behalf of the Owner, and upon Keig Commercial Real Estate's receipt of this executed agreement, Keig Commercial Real Estate is prepared to provide the Informational Materials for the Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions.

1. All Informational Materials relating to the Property which may be furnished to the Buyer Broker and the Registered Potential Purchaser by Keig Commercial Real Estate shall continue to be the property of the Owner and Keig Commercial Real Estate. The Informational Materials will be used by the Buyer Broker solely for the purpose of presenting same to the Registered Potential Purchaser and may not be copied or duplicated without Keig Commercial Real Estate's written consent and must be returned to Keig Commercial Real Estate immediately upon Keig Commercial Real Estate's request or when the Registered Potential Purchaser terminates negotiations with respect to the Property.
2. Neither Buyer Broker nor the Registered Potential Purchaser will disclose the Informational Materials to any person other than the Registered Potential Purchaser, unless Keig Commercial Real Estate has approved in writing such disclosure, provided, however, that the Informational Materials may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Property. The Registered Potential Purchaser and such Related Parties shall be informed by the Buyer Broker of the confidential nature of the Informational Materials and must agree to keep all Informational Materials strictly confidential in accordance with this agreement. The Buyer Broker and Registered Potential Purchaser shall be responsible for any violation of this provision by the Registered Potential Purchaser or Related Party.
3. **Buyer Broker and the Registered Potential Purchaser and any Related Parties shall not disturb any tenants until written permission is granted by Keig Commercial Real Estate or Owner.**
4. The Registered Potential Purchaser authorizes the Buyer Broker to represent it as its Buyer Broker with respect to the purchase of the Property. The **Registered Potential Purchaser agrees to pay any and all compensation claimed by Buyer Broker that is in addition to any co-operating brokerage commission to be paid upon a successful closing, per terms under a separate, signed agreement.** Both the Registered Potential Purchaser and the Buyer Broker, hereby agree to indemnify Keig Commercial Real Estate and the Owner against any compensation, fee, loss, liability or expense, including attorney's fees, arising from claims by Buyer Broker or any other party the Registered Potential Purchaser or Buyer Broker has had dealings with, excluding Keig Commercial Real Estate, in connection with the proposed transaction. The Potential Purchaser acknowledges that it is a principal in connection with the purchase of the Property and the Potential Purchaser hereby agrees that s/he will not look to the Owner or Keig Commercial Real Estate for any commission, fee or other compensation in connection with the sale of the Property. Additionally, the Potential Purchaser acknowledges that s/he has not had any discussions regarding the Property with any broker or agent other than Keig Commercial Real Estate and the Buyer Broker.
5. The Buyer Broker represents and covenants that it is, and at the time of the consummation of any sale of the Property to the Registered Potential Purchaser will be, a legally licensed real estate broker.
6. The Buyer Broker understands and acknowledges that Keig Commercial Real Estate and the Owner do not make any representation or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to Keig Commercial Real Estate by others and has not been independently verified by Keig Commercial Real Estate and is not guaranteed as to completeness or accuracy. The Buyer Broker agrees that neither Keig Commercial Real Estate nor the Owner, nor its other representatives, shall have any liability for any reason to the Buyer Broker or the Registered Potential Purchaser or Related Parties resulting from the use of the Informational Materials.
7. The Buyer Broker hereby indemnifies and saves harmless Keig Commercial Real Estate and the Owner and their respective affiliates, successors, and representatives, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of this Agreement, and (2) claim or claims by any other Buyer Broker, finder or other party if such claim or claims are based in whole or in part on dealings with the Buyer Broker or, the Registered Potential Purchaser, any Related Party or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered Potential Purchaser.
8. The Buyer Broker acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. Buyer Broker acknowledges that the Property is being offered without regard to race, creed, sex, religion or national origin.

If in agreement with the foregoing, please return an original or electronic signed copy of this agreement to Keig Commercial Real Estate, attention Frank Demeter at fdemeter@keig.com.

BUYER BROKER:

REGISTERED POTENTIAL PURCHASER:

ACCEPTED AND AGREED TO

ACCEPTED AND AGREED TO

THIS _____ DAY OF _____, 2026

THIS _____ DAY OF _____, 2026

(Signature)

(Signature)

BY: _____

BY: _____

TITLE: _____

TITLE: _____

COMPANY: _____

COMPANY: _____

ADDRESS: _____

ADDRESS: _____

PHONE NUMBER: _____

PHONE NUMBER: _____

FAX NUMBER: _____

FAX NUMBER: _____

E-MAIL: _____

E-MAIL: _____