

Your Agent:
Sean Edelstein
 Orange and Riverside offices
 (949)551-2060 Fax (949)313-0968
 MyBusinessBroker@cox.net
 DRE#00981611

4SALE
Businesses.com

NON-DISCLOSURE AGREEMENT, ACKNOWLEDGMENT AND BUYER QUALIFICATION FORM

Both pages must be returned complete or you will not receive the information you request

Our agreement with Business Owners we represent requires that we obtain a Non-Disclosure and evidence of financial ability before disclosing the name, location and other information of businesses we represent. Your information will be kept confidential and only used in connection with a potential business acquisition.

In consideration of the Broker, Prudential California Realty ("Broker") providing the information on businesses for sale, I/we understand and agree:

1. (a) That any information provided on any business is sensitive and confidential, and that its disclosure to others may be damaging to the businesses and their owners.

 (b) Not to disclose, for a period of three years from the date I/we sign this Non-Disclosure Agreement, any information regarding these businesses to any other person who has not also signed this Agreement, except to secure the advice and recommendations of my business advisors (accountants, attorneys, etc.), in which case their consent to maintain such confidentially will be obtained by me/us. "Information" as used in this Agreement shall include the fact that the businesses are for sale, plus any other data provided.

 (c) Not to contact the business owners or their landlords, employees, suppliers, other tenants or customers except through Broker. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any business presented by Broker will be conducted exclusively through Broker.

 (d) Not to circumvent or interfere with Broker's contract with the Seller in any way, I/we understand that if I/we interfere with Broker's contract right to its fee from Seller, I/we may be personally liable to Broker for payment of the Seller's fee. We understand that should I/we become a manager or otherwise connected with any of the businesses shown or offered to me/us for sale by Broker, or should I/we buy, trade, lease or exchange any of the businesses disclosed to me/us by Broker for a period of two years from when Broker first introduced said businesses to me/us, then a fee will be due to Broker. I/we understand that if I/we make the purchase through Broker, I/we will not be liable for the fee to be paid by Seller to Broker.
2. That all information regarding businesses for sale is provided by the Seller or other sources and is not verified in any way by Broker. Broker has no knowledge of the accuracy of said information and makes no warranty, express or implied, as to the accuracy of such information. Understanding that, I/we shall make an independent verification of said information prior to entering into an agreement to purchase any business. I/we agree that Broker is not responsible for the accuracy of any of the information I/we receive or fail to receive, and I/we agree to indemnify and hold Broker and its agents harmless from any claims or damages which may occur by reason of the inaccuracy or incompleteness of any information provided to me/us with respect to any business I/we might purchase.
3. That should I/we enter into an agreement to purchase a business, I/we will provide a financial statement and a personal and business history, and I/we authorize the Seller to obtain through standard reporting agencies financial and credit information about me/us or the companies I/we represent.
4. I/We acknowledge that the Broker will be representing both the Buyer and the Seller, unless stated otherwise by Broker. The Broker has a contract providing for a fee to be paid to Broker by Seller upon sale, trade, lease or transfer of Sellers business or property. Broker may collect a referral fee from a lender or leasing commission from a landlord in connection with the sale of a business you may be introduced to, in addition to any fees paid by the Seller to Broker. You authorize Broker to represent you in negotiating leases and any potential financing of any of the businesses Broker introduces to you. If you do not wish Broker to represent you in the negotiation of leases or financing, please notify Broker in writing prior to any negotiations taking place.

 Initial

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DO NOT CONTACT BUSINESS OWNER, EMPLOYEES, LANDLORD, SUPPLIERS OR OTHER TENANTS

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5. I/We acknowledge that the Broker will have Introduced you to a business by providing information on said business/es to me/us via a variety of ways. Broker may disseminate information in writing, verbally or electronically via and not limited to fax, e-mail, text, over the phone or in person either immediately proceeding execution of this form or in the future as I/we request information on other businesses for sale from Broker.

BUYER QUESTIONNAIRE

1. Are you currently in business? _____ If yes, what kind of business _____

2. Please list your past work experience: _____

3. Do you intend to get a loan for any part of the purchase price? Yes No

4. Total amount of funds in cash or credit in your control to purchase a business(Check one):
 ___\$0-\$25,000 ___\$25,000-\$50,000 ___\$50,000-\$100,000 ___\$100,000-\$250,000 ___\$250,000 and above

5. What is your current credit rating:___Poor ___Fair ___Good ___Excellent

6. How did you find us: ___Bizben.com ___Bizbuysell.com ___4SaleBusinesses.com
 ___Businessesforsale.com ___Craig's List ___Bizquest.com ___Restaurant Depot ___Referral
 ___News Paper ___Other(be specific)_____

INCOMPLETE INFORMATION MAY RESULT IN NOT RECEIVING ANY INFORMATION

I/we acknowledge that I/we have received an exact copy of this two page Agreement and that I/we have read this Agreement carefully and fully understand it and agree to it's terms.

Signature Date

Print Name

Address

City/St/Zip

Phone Cell#

E-mail Address

Signature Date

Print Name

Address

City/St/Zip

Phone Cell#

E-mail Address

_____ *Initial here to confirm you will not contact or attempt to contact the Seller of these businesses without approval of Broker. This is a very important issue to our sellers and they ask you to respect their wishes. If this is a retail business, please be discreet and visit the business as a customer.*