

Seller's Business Disclosure Statement

This disclosure statement refers to the business known as _____ and located at (address)_____. The seller is providing the following disclosure information knowing that the buyer may rely on its accuracy in deciding whether to purchase the business and that it may also influence the price and terms offered by the buyer.

A. Fixtures and Equipment

Following are the major items of fixtures and equipment that are included in the sale of the business:

Item	Serial Number (If Available)	Year purchased	Condition (Check One)	
			OK	Not OK
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

If any item is checked "not OK," explain: _____

B. Regulations

1. Are there any violations now pending with or under investigation by the following agencies?

	Yes	No
a. Health Department	<input type="checkbox"/>	<input type="checkbox"/>
b. Fire Department	<input type="checkbox"/>	<input type="checkbox"/>
c. Building Inspector	<input type="checkbox"/>	<input type="checkbox"/>
d. Zoning Commission	<input type="checkbox"/>	<input type="checkbox"/>
e. Department of Agriculture	<input type="checkbox"/>	<input type="checkbox"/>
f. State Alcoholic Beverage Department	<input type="checkbox"/>	<input type="checkbox"/>
g. Environmental Agency	<input type="checkbox"/>	<input type="checkbox"/>
h. Police Department	<input type="checkbox"/>	<input type="checkbox"/>
i. OSHA	<input type="checkbox"/>	<input type="checkbox"/>
j. Department of Employment	<input type="checkbox"/>	<input type="checkbox"/>
k. Internal Revenue	<input type="checkbox"/>	<input type="checkbox"/>
l. State Tax Authorities, Income, Sales, Etc.	<input type="checkbox"/>	<input type="checkbox"/>
m. Any other	<input type="checkbox"/>	<input type="checkbox"/>

If, yes, or any other, explain: _____

C. Legal Considerations

1. Does the business have any of the following?	<u>Yes</u>	<u>No</u>
a. Pending Litigation	<input type="checkbox"/>	<input type="checkbox"/>
b. Unresolved Insurance Claims	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|-----------------------------------------------------------------|--------------------------|--------------------------|
| c. Outstanding Lease Agreements
(Other than on the premises) | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Outstanding Contracts or Agreements | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Back Wages or Claims For Same | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Any Product Liability Exposure | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Unpaid Medical or Other Insurance Premiums | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Any Other Pending or Outstanding Problems or Concerns | <input type="checkbox"/> | <input type="checkbox"/> |

If you answered yes to any of the above, explain: _____

D. Environmental

- | | | |
|----------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 1. Does the business have any problems or potential problems in areas regulated by any of the following: | <u>Yes</u> | <u>No</u> |
| a. Occupational Safety and Health Act | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Clean Air Act | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Noise Pollution Control | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Clean Water Act | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Federal Water Pollution | <input type="checkbox"/> | <input type="checkbox"/> |
| f. National Environmental Policy Act. | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Federal Comprehensive Environmental Act | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Response, Compensation and Liability Act | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Resource Conservation and Recovery Act | <input type="checkbox"/> | <input type="checkbox"/> |

If you answer to any of the above is yes, explain: _____

2. Does your business include the disposing of any hazardous waste? Yes No

If so, explain: _____

The information above is not part of any contract, nor is it a contract between a buyer and seller. It is a disclosure only, made by the seller, and is not a representation by the broker or agent.

The seller certifies below that the above is true and accurate to the best of the seller's knowledge.

Seller _____ Date _____

Seller _____ Date _____

By (if business is incorporated) _____
(Title)

by _____
(Name of Agent)

on behalf of _____ on _____
(Name of Brokerage Firm) (Date)