

Seller's Disclosure Statement

BUSINESS/ PROPERTY _____

ADDRESS _____

LISTING ASSOCIATE	SELLER	SELLING ASSOCIATE
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PREFACE TO DISCLOSURE STATEMENT

This series of questions and answers is to inform the prospective buyer about this sale transaction. It has been completed by the seller to provide relevant information and to answer frequently asked questions, but does not take the place of the buyer's inspection of the business and/or property and of its financial and other records. These things must be carefully examined and acknowledged by the buyer. This information is not a warranty. Sunbelt Business Brokers has not verified the accuracy nor the completeness of any of the information supplied herein by the seller.

- | | Yes | No |
|--|-------|-------|
| A. Business / Property Condition | | |
| 1. Are you aware of any circumstances in the industry or market area of the business that may adversely affect the future profitability of the business and / or property? | _____ | _____ |
| 2. Are there any revenues or expenses of the business/property that are not clearly reflected in the financial statements you will be presenting to the buyer? | _____ | _____ |
| 3. I agree to approve any adjusted income statement, recast or pro-forma prepared By the Broker and understand that all adjustments will need to be verifiable and Supplied by the Seller | _____ | _____ |
| 4. Is the business/ property in default on any of its financial or contractual obligations? | _____ | _____ |
| 5. Has the business / property or any of its owners been the subject of any bankruptcy filing, assignment for benefit of creditors, insolvency proceedings of any kind during the last five years, or consulted with any attorney or advisor regarding such proceedings? | _____ | _____ |
| 6. Is there any one customer who accounts for more than 10% of annual gross sales? If Yes, list each by name and indicate the approximate percentage of the annual Gross sales and any relationship to the business / property or its owners. | _____ | _____ |
| 7. Are there any commitments to employees or independent contractors regarding future compensation increases? | _____ | _____ |
| 8. Are there any suppliers who have a personal or special relationship with the business And/or property or its owners? If yes, list them by name and indicate the approximate Amount of annual purchases from such suppliers and describe those relationships. | _____ | _____ |
| 9. Are the employees or independent contractors related to any of the owners of the Business and/ or property or to one another? If Yes, list by name and describe their Relationship | _____ | _____ |
| 10. Have you had or do you anticipate any disputes with the landlord/ tenant or problem with the premises the business and/or property occupies? | _____ | _____ |

Seller's _____
 Initials Date Initials Date

Buyer's _____
 Initials Date Initials Date