



Disclosure for the Buyer

Liberty Business Advisors of San Francisco Inc. is licensed by the California Department of Real Estate. Our agents are trained professionals in Business Opportunity Sales. We adhere to strict regulations and policies to assure that all prospective Buyers are treated fairly and honestly.

- We specialize in Business Opportunity Sales. Businesses are generally offered for sale confidentially, and are not publicly advertised. Because Liberty Business Advisors of San Francisco Inc. specializes in Business Opportunity Sales, we act as the exclusive agent for many owners who wish to sell their businesses, but also request confidentiality. We are therefore able to provide you with information concerning business opportunities that in most cases is not available to the general public. In so doing, we ask that you respect the need to keep any information provided to you confidential. Separately, you will be asked to sign a confidentiality agreement to this effect should you decide to obtain further information about a particular business opportunity.
- We will show you Businesses Available for Sale. Our agents will expose you to business offerings, so that you are able to develop a realistic understanding of what opportunities are available, asking price, what the Seller has represented the income and expenses to be, and any other particulars concerning the business that have been provided to us. We will introduce you to these offerings without regard to the race, creed, sex, religion, sexual preference or national origin of you or the Seller.
- We will provide Information from the Seller for You to Make a Decision. We will submit your reasonable request for additional information concerning a business opportunity to a Seller or Sellers, and deliver the same to you upon receipt.
- The Seller Pays Our Commission. If we are successful in locating a Buyer and accomplishing a sale, we are paid a commission by the Seller. We are therefore obligated to act as the Seller's agent. We are not acting as your agent. We are, however, obligated by law and our business practices to act fairly and honestly in our dealings with you, and to provide and disclose to you any and all material facts known to us regarding a business offering. Of course, we may not know (and therefore cannot disclose to you) all material facts about a business since we rely upon the Seller for our information about a business. Accordingly, you should thoroughly investigate all information regarding any business opportunity before relying on it. Occasionally, when we assist in arranging financing through a lender, we may be paid an additional commission or referral fee by that lender, which will not affect the borrower's rates or costs.
- If at any time, you as the Buyer, interfere with our relationship with the Seller, by talking to Seller or his employees directly or indirectly which causes the Seller to sever his/her relationship with us (Liberty Business Advisors of San Francisco Inc.), you will be liable for payment of commission to us. Please acknowledge your understanding of these terms by initialing here. _____ (Buyer)_____ (Buyer).
- Facilitation. As part of our service to the Seller, we may facilitate the escrow process and applications for the transfer or issuance of any licenses, leases and/or operating permits required for the business you are purchasing. While some of us are licensed attorneys and accountants, due to our exclusive agency relationship with the Seller, we will not be providing to you any accounting or legal assistance, and encourage you to seek the services of other qualified professionals who are able to assist and advise you on these important matters.

We are pleased to welcome you and wish you every success in locating and purchasing a business of your choice. Please sign below indicating that you have read, agreed to, and received a copy of this disclosure.

Prospective Buyer's Name (Print) Signature Email Date LBA Agent/Broker

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