



TeamSpirit Realty
6301 Beach Blvd #225 Buena Park, CA 90621
Phone (714) 562-0404 Fax (714) 736-0404
Cell (213) 369-5544 E-mail :jimmyubc44@gmail.com

Acknowledgment and Agreement Memo Record of Showing

▼ This area for office use only, please leave blank ▼

Jimmy Yoon

BizX #	Business Name	Address	City	Date

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

I/We the undersigned prospective purchaser (s) understand and agree that TeamSpirit Realty, will act as a dual agent for both Seller and Purchaser, and the Seller does have a contract providing for a fee to be paid TeamSpirit Realty by Seller upon sale, trade, or transfer or Seller's business or property. I/We the undersigned prospective purchaser (s) also hereby acknowledge having been first referred to and shown the above listed business TeamSpirit Realty. And in consideration of the information & assistance provided to me by TeamSpirit Realty. I agree that should I purchase, rent, lease or come into possession of any of the businesses and/or property within one(1) year from the date hereof, I will not conclude the transaction unless and until TeamSpirit Realty receives it's commission. Should I conclude said transaction and TeamSpirit Realty not be paid their commission, then I/We hereby agree to be liable for, and to pay said commission forthwith, Receipt of a copy of this agreement.

Signature Date

Name (Please Print)

Address

City, State, Zip

Phone# Fax#

Signature Date

Name (Please Print)

Address

City, State, Zip

Phone# Fax#



TeamSpirit Realty
6301 Beach Blvd #225 Buena Park, CA 90621
Phone (714) 562-0404 Fax (714) 736-0404
Cell (213) 369-5544 E-mail jimmyybc44@gmail.com

NON-DISCLOSURE AGREEMENT

Jimmy Yoon

Our agreement with the Seller requires that we obtain a Non-Disclosure and evidence of financial ability before disclosing the name and location of his/her business. This information will be kept confidential.

In consideration of the broker, TeamSpirit 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.). "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 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, or should I/we buy, trade, lease or exchange any of the businesses disclosed 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 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. That Broker is not an agent for me/us, but is an agent for the Seller and has a contract providing for a fee to be paid to Broker by Seller upon sale, trade, lease or transfer of Seller's business or property.

I/we acknowledge that I/we have received an exact copy of this Agreement and that I/we have read this Agreement carefully and fully understand it.

Signature Date
Name (Please Print)
Address
City State Zip
Phone # with area code

Signature Date
Name (Please Print)
Address
City State Zip
Phone # with area code

Buyer Profile Sheet



Jimmy Yoon

This information is required and must be filled in completely before the Seller will release any vital information. It will also be used to match your profile with any other businesses in our system and keep you updated on new listings.

Date: _____

Name: _____ Address: _____

City: _____ State: _____ Zip: _____

Home Phone#: _____ Work#: _____ Cell #: _____

Fax#: _____ E-mail Address: _____

Will you relocate for the right business?: _____ If no, how far from your home will you consider? _____

How did you hear about us? BizBuySell _____ Bizquest _____ Bizben _____

www.ubcbrokers.com _____ Newspaper AD _____ Friend _____ Other(Specific) _____

Tell me about yourself

Are you currently working or in business?: _____ If yes, where _____

List your past work experience or businesses owned:

1. _____ 2. _____

3. _____ 4. _____

Total cash available for down payment \$: _____ Source: _____

Minimum income required per month \$: _____

How long have you been looking for a business? _____

How soon do you plan on buying a business?: _____

Business wanted information

What type of business are you looking for?:

A. Restaurants/Food related

1st. Choice: _____

B. Liquor stores/Bars/Taverns

2nd. Choice: _____

C. Services

3rd. Choice: _____

D. Retail

E. Wholesale/Distribution

F. Manufacturing

G. Technology

H. Other (Please Explain)

Additional comments: _____