

Date: 6/20/2019 - BizBen Posting: #235478 - Senior Care Non Medical Service Franchise In Los Angeles Area

Contact: Mark Tzalka at 818-262-3725, 818-758-9090 if you have any questions about this NDA or posting.

Instructions: Complete all the information below before emailing it back to: mtzalka@gmail.com.

Your email subject to Mark Tzalka should read: NDA For Your Senior Care Non Medical Service Franchise In Los Angeles Area.

Your Name: \_\_\_\_\_ Your Phone: \_\_\_\_\_ Your Email: \_\_\_\_\_

Managers Init.	Date
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## CONFIDENTIAL BUYER PROFILE

This office is organized to be your resource center for business opportunities. By understanding your background and resources, we are better able to match your profile with a business.

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
 State: \_\_\_\_\_ ZIP \_\_\_\_\_ Fax: \_\_\_\_\_  
 Driver Lic. #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

How did you hear about our Company? \_\_\_\_\_

Type of Business Desired: \_\_\_\_\_

Located in what areas: \_\_\_\_\_

How much money do you have to put **down** on a business: \_\_\_\_\_

How much working capital will you have left after the down: \_\_\_\_\_

Have you owned a business before?  NO  YES-what kind \_\_\_\_\_

What other experience / skill do you have? \_\_\_\_\_

Are you  Sales and Marketing oriented  Technically Oriented  Management Oriented  Financial  
 Other \_\_\_\_\_

### Registration & Agreement

Gentlemen: In consideration of the information furnished to me concerning the businesses listed below as being available for sale or lease. I agree that should I buy, lease, rent, manage or otherwise come into possession of any of them within three (3) years from the date hereof. That will deal and purchase through your office. So that you may collect your commission from the Seller(s) as provided for in the Listing Contract. In the event that I should buy, lease. Rent. Manage, negotiate an option to buy. Or otherwise come into possession of any of the businesses listed below without dealing through your office, I will pay you the commission due you in accordance with the Listing Agreement for the subject business. IT IS AGREED THAT IF I MAKE THE PURCHASE THROUGH YOUR OFFICE. I AM NOT LIABLE FOR A COMMISSION.

### PLEASE DO NOT TALK TO OWNERS OR EMPLOYEES.

All information provided has been furnished to **Murphy Business & Financial Corp.** by the Sellers or Lessors and has not been verified by Murphy Business & Financial Corp. and neither the Broker nor its sales people or agents makes any representations, either expressed or implied, concerning the accuracy of the information supplied. It shall be my responsibility to investigate the accuracy of the information provided. I understand and agree that Broker is not an agent for me, 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.

List #.	Name	Address	City	Gross	Price	Terms

Buyer also warrants, by their signature below, that they are **NOT a California Licensed Real Estate Agent or Broker.**

Receipt of a copy of this Agreement is hereby acknowledged.

### Murphy Business & Financial Corp-LA Region

24300 Hartland St. West Hills, CA. 91307

PH: (818) 758-9090 Fax: (818) 827-3387

Date: \_\_\_\_\_

By: \_\_\_\_\_

Signature of Agent or Broker

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City Zip

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## NON - DISCLOSURE AGREEMENT

**Murphy Business & Financial Corporation – LA Region 24300 Hartland St. West Hills, CA. 91307**

Our agreement with the Seller(s) requires that we obtain a Non-Disclosure Agreement 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, (Murphy Business & Financial Corp. - LA Region) ("Broker") providing the Information on businesses for sale, including but not limited to the: I/we understand and agree:

1. (a) That any proprietary information provided on any business is sensitive and confidential, and that its disclosure to others may be damaging to the businesses and their owners. The term proprietary information does not include any information which is, or becomes, generally available to the public.
- (b) Not to disclose, for a period of three (3) 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, attorney, 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, franchisors, 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(s) in any way. I/we understand that if I/we interfere with Broker's contract right to its fee from Seller(s), I/we may be personally liable to Broker for payment of the Seller(s) fee. We understand that should I/we become 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 be paid by Seller(s) to broker.
2. That all Information regarding businesses for sale is provided by the Seller(s) 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, expressed 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(s) 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, but is an agent for the Seller(s) and has a contract providing for a fee to be paid to Broker by Seller(s) upon sale, trade, lease or transfer of Seller(s) business or property.
5. That should I/we determine that I/we do not wish to pursue the Business Opportunity I/we shall promptly advise Broker of this fact and shall immediately return all proprietary Information furnished to me/us without retaining copies, summaries, analysis or extracts.

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.

Date \_\_\_\_\_

Date \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Telephone Number \_\_\_\_\_

D.L Lic. # \_\_\_\_\_

D.L Lic. # \_\_\_\_\_

\_\_\_\_\_  
Signature of Agent or Broke Date \_\_\_\_\_

**Murphy Business & Financial Corporation – LA Region**

24300 Hartland St. West Hills, CA. 91307

TEL: 818-758-9090 818-761-8000 FAX: 818-827-3387