

Date: 7/21/2019 - BizBen Posting: #250811 - Japanese Restaurant In West Los Angeles

Contact: Azi Manoussi at 818-968-7465 if you have any questions about this NDA or posting.

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

Your email subject to Azi Manoussi should read: NDA For Your Japanese Restaurant In West Los Angeles.

Your Name: _____ Your Phone: _____ Your Email: _____



Crown Business Group -

23241 Ventura Blvd., Ste 314
Woodland Hills, CA 91364 (818) 435-8824 Fax (818) 668-8597

Manager's Initials	Date

Confidentiality Agreement

The undersigned prospective purchaser ("Buyer") hereby requests confidential information, currently and from this time forward, on businesses represented by Crown Business Group ("Crown Business Group"). Buyer hereby acknowledges that Crown Business Group first provided such information to the Buyer. In consideration of Crown Business Group having provided such information, the Buyer hereby agrees:

1. Any information Crown Business Group provides about a business was obtained from the business owner, and Crown Business Group makes no representations or warranties as to its accuracy or completeness. Buyer is solely responsible for investigating all aspects of the business and obtaining any legal, tax or other counsel Buyer deems necessary, prior to purchasing the business.
2. Any information Buyer is given about a business, including its availability for acquisition, shall be treated as confidential and proprietary. Buyer shall not disclose, without prior written permission, any such information to any third party except Buyer's representatives/affiliates engaged in evaluating the information, and shall obtain the agreement of such third parties to maintain confidentiality. If Buyer decides not to purchase the business, Buyer shall promptly notify Crown Business Group of this fact and shall promptly return all documentation without retaining copies, summaries, analyses or extracts. Any unauthorized disclosure shall constitute a material breach of Buyer's duty to the Seller and Crown Business Group and could result in their seeking recourse against the Buyer. Buyer shall indemnify, defend and hold Crown Business Group harmless from any liability resulting from such unauthorized disclosure.
3. The Seller of each business about which a Buyer shall be given information by Crown Business Group has entered into an agreement providing that Seller shall pay a fee to Crown Business Group if, during the term of that agreement or within twenty four months thereafter, the business is transferred to a Buyer introduced by Crown Business Group. Should Buyer, Buyer Family Member or anyone with whom Buyer is connected acquire any interest in or become affiliated in any capacity with such a business, Buyer shall protect Crown Business Group's right to a fee from the Seller.
4. Buyer shall conduct all inquiries into and discussion with any business about which Crown Business Group provides information solely through Crown Business Group, and shall not directly contact the owner, employees or other representatives of the business except by prior written permission from Crown Business Group.
5. If Buyer breaches the terms of this Agreement or in any way interferes with Crown Business Group's right to a fee, Buyer shall be liable for such fee and any other damages, including reasonable attorney's fees. All parties to the Agreement shall mediate any dispute or claim between them arising out of this Agreement or any resulting relationship or transaction between such parties. The mediation shall be held prior to any court action or arbitration. The mediation shall be confidential and in accordance with applicable sections of the California Evidence Code. In the event the parties are not able to agree on a mediator within thirty (30) days of the first party seeking mediation, the presiding judge of the Superior Court of the county in which venue would lie for the filing of a complaint for relief in such dispute shall have jurisdiction to appoint a mediator. In the event the mediator determines that a second mediation is necessary, it shall be conducted in accordance with this paragraph. Should any party attempt an arbitration or a court action before attempting to mediate, that party or parties shall not be entitled to attorney's fees that might be otherwise available to them in a court action or arbitration and the party who is determined by the arbitrator or judge to have resisted mediation may be sanctioned by the arbitrator or judge. Mediation fees, if any, shall be divided equally by the parties to the dispute.
6. Crown Business Group may act as a dual agent representing both Buyer and Seller. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer: a) a fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with both the Seller and the Buyer, b) diligent exercise of reasonable skill and care in performance of the agent's duties, c) a duty of honest and fair dealing and good faith, d) a duty to disclose all facts known to the agent materially affecting the value or desirability of the business that are not known to, or within the diligent attention and observation of, the parties and e) a duty to disclose all facts known to the agent materially affecting the desirability of the Buyer – financial history, creditworthiness and background of the Buyer that are not known to, or within the diligent attention and observation of, the parties.
7. **The undersigned HAS NOT dealt with any Crown Business Group Agent/Office except** _____
8. Buyer Acknowledges receiving a copy of this Agreement.
9. The undersigned executes this Agreement on behalf of Buyer and warrants that he/she is duly authorized to do so.

Name (print)	Date	Business interested in:
Signature		Business Telephone
Residence Street Address		Fax Number for Sending Confidential Info
Residence City, State and Zip		Email Address for Sending Confidential Info
Residence Telephone		Contacting Instructions
Cell Telephone		Crown Business Group's Agent:

Date: 7/21/2019 - BizBen Posting: #250811 - Japanese Restaurant In West Los Angeles

Contact: Azi Manoussi at 818-968-7465 if you have any questions about this NDA or posting.

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

Your email subject to Azi Manoussi should read: NDA For Your Japanese Restaurant In West Los Angeles.

Your Name: _____ Your Phone: _____ Your Email: _____



Crown Business Group -

23241 Ventura Blvd., Ste 314
Woodland Hills, CA 91364 (818) 435-8824 Fax (818) 668-8597

Manager's Initials	Date

Buyer Profile For:

Print Name _____

WE PROVIDE EACH SELLER THE FOLLOWING CONFIDENTIAL FACTS ABOUT YOU PRIOR TO RELEASING ANY INFORMATION ABOUT THEIR BUSINESS.

BACKGROUND INFORMATION:

1. Are you currently employed? _____ If so in what industry and what position? _____

2. Please give a brief description of your responsibilities:

3. Please list the industries in which you've worked and the positions you've held since graduating from school:

4. Do you hold a California Real Estate license? _____ Email Address: _____

5. Place a check mark beside each business category that interests you:

- | | |
|--|---|
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Any business that can be relocated |
| <input type="checkbox"/> Distribution | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Computer/Hi technology/Sciences | <input type="checkbox"/> Services: Postal, copy centers, tax prep etc |
| <input type="checkbox"/> Absentee ownership | <input type="checkbox"/> Restaurant/Fast Food |
| <input type="checkbox"/> Turnaround situations | <input type="checkbox"/> Gas Stations/Mini Marts/Car Washes |
| <input type="checkbox"/> New or existing successful franchises | <input type="checkbox"/> Dry Cleaning/Laundry |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Liquor Stores |

6. What is your current annual income? _____

7. What are your income expectations the first year of owning your own business? _____

8. What is the down payment amount and the source of those funds that you **are prepared to substantiate** at the time of making an offer. _____

9. Select one: my net worth [all assets minus all debts] exceeds \$100,000 ___ \$500,000 ___ \$1,000,000 ___

10. Have you ever filed bankruptcy? ___ Had a foreclosure? ___ Had a judgment filed against you? ___

11. Is there any reason you might be declined a loan for a business acquisition? _____

12. Does your spouse work? ___ Full time? ___ Industry and position? _____

13. How far from your home are you willing to drive one way to the business you will buy? _____

14. Will anyone advise you in the review of business records and the decision to purchase any business? _____

15. What is your timeframe to purchase? Immediate No hurry

16. If you reside outside California and have inquired about a California based business, what are your relocation plans and timeframe? _____

Signature _____

Date _____

I certify that the above information is true and correct and acknowledge receipt of a copy of this profile