

Seller's Disclosure Statement

This disclosure statement refers to the business known as _____ and located at (address) _____. The seller is providing the following disclosure information knowing that the buyer may rely on its accuracy in deciding whether to purchase the business and that it may also influence the price and terms offered by the buyer.

A. Fixtures and Equipment

Following are the major items of fixtures and equipment that are included in the sale of the business:

Item	Serial	Year	Condition	
	Number <i>(If Available)</i>	Purchased	<i>(Check One)</i>	
			<u>OK</u>	<u>Not OK</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

If any item is checked "not OK," explain:

B. Regulations

1. Are there any violations now pending with or under investigation by the following agencies?

- | | |
|---|-----------|
| Yes | No |
| a. Health Department | |
| b. Fire Department | |
| c. Building Inspector | |
| d. Zoning Commission | |
| e. Department of Agriculture | |
| f. State Alcoholic Beverage Department | |
| g. Environmental Agency | |
| h. Police Department | |
| i. OSHA | |
| j. Department of Employment | |
| k. Internal Revenue | |
| l. State Tax Authorities, Income, Sales, Etc. | |
| m. Any other | |

If yes, or any other, explain: _____

C. Legal Considerations

1. Does the business have any of the following?

- | | |
|---------------------------------|------------------------------|
| | Yes No |
| a. Pending Litigation | |
| b. Unresolved Insurance Claims | |
| c. Outstanding Lease Agreements | |
| | (Other than on the premises) |

- d. Outstanding Contracts or Agreements
- e. Back Wages or Claims for Same
- f. Any Product Liability Exposure
- g. Unpaid Medical or Other Insurance Premiums
- h. Any Other Pending or Outstanding Problems or Concerns

If you answered yes to any of the above, explain: _____

D. Environmental

1. Does the business have any problems or potential problems in areas regulated by any of the following:

Yes No

- a. Occupational Safety and Health Act
- b. Clean Air Act
- c. Noise Pollution Control
- d. Clean Water Act
- e. Federal Water Pollution
- f. National Environmental Policy Act.
- g. Federal Comprehensive Environmental Act
- h. Response, Compensation and Liability Act
- i. Resource Conservation and Recovery Act

If you answer to any of the above is yes, explain: _____

2. Does your business include the disposing of any hazardous waste? **Yes No**

If so, explain: _____

The information above is not part of any contract, nor is it a contract between a buyer and seller. It is a disclosure only, made by the seller, and is not a representation by the broker or agent.

The seller certifies below that the above is true and accurate to the best of the seller's knowledge.

Seller _____ Date _____

Seller _____ Date _____

By *(if business is incorporated)* _____
(Title)

by _____
(Name of Agent)

on behalf of _____ on _____
(Name of Brokerage Firm) (Date)