

# NON-DISCLOSURE AGREEMENT

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

In consideration of the broker, Opportunities In Business (hereafter Broker), providing me with the information on the business it offers for sale, I understand and agree:

- i) That the information provided on the business listed below to me by Broker is sensitive and confidential and that its disclosure to others may be damaging to the business and its owner(s).
- ii) Not to disclose any information regarding the business to any other person who has not also signed and dated this agreement, except to secure their advice and counsel, in which case I agree to obtain their agreement to maintain such confidentiality. "Information" shall include the fact that the business is for sale plus any other data provided.
- iii) Not to contact the respective business owner, employees, suppliers or customers except through Broker.
- iv) That all information is provided by the seller or other sources and is not verified in any way. Broker is relying on seller or such other sources for the accuracy of said information; has no knowledge of the accuracy of said information and makes **no warranty, expressed or implied** as to the accuracy or comprehensiveness of such information. Understanding that, prior to entering into an agreement to purchase said business, I shall make such independent verification as I deem necessary, of said information. I agree that Broker is not responsible for the accuracy of any of the information I receive or fail to receive and I agree to indemnify and hold Broker and its agents harmless from any claims of damages resulting therefrom. I will look only to seller and to my own investigation.
- v) That should I enter into an agreement to purchase the business and require Seller financing to complete the transaction, and Seller agrees to such financing, I grant to Seller the right to obtain, through standard reporting agencies, financial and credit information concerning myself or the affiliates I represent and understand that this information will be held confidential by the Seller.
- vi) That all correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of the business, will be conducted exclusively through Broker.

## RECEIPT OF A COPY OF THIS AGREEMENT IS HEREBY ACKNOWLEDGED

### BUYER

\_\_\_\_\_  
Buyer's Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Street

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone Date

\_\_\_\_\_  
Email address

### BUSINESS FOR SALE

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Street

\_\_\_\_\_  
City State Zip Code

### BROKER

Mike Whichello mike.whichello@oibmn.com

\_\_\_\_\_  
Agent for Broker Email address

651.442.5811 612/331-8778  
\_\_\_\_\_  
Telephone number Fax number

# Confidential Financial Information

Broker: Mike Whichello

Office: 612.331.8392

Cell: 651.442.5811

## Assets

|  |    |
|--|----|
| Cash on hand and in banks                  | \$ |
| U.S. government securities                 |    |
| Accounts, loans and notes receivable       |    |
| Cash surrender value life insurance        |    |
| Value of businesses owned                  |    |
| Other stocks and bonds                     |    |
| Value of real estate owned                 |    |
| Automobiles — number ( )                   |    |
| Household furnishings and personal effects |    |
| Other assets (itemize)                     |    |
|  |    |
|  |    |

**TOTAL ASSETS** \$

## Liabilities and Net Worth

|                             |  |
|-----------------------------|--|
| Auto loan(s)                |  |
| Real estate mortgage(s)     |  |
| Other liabilities (itemize) |  |
|                             |  |
|                             |  |
|                             |  |

**TOTAL LIABILITIES** \$

**NET WORTH (Total assets less total liabilities)** \$

## Source of income

|                        |           |
|------------------------|-----------|
| Salary                 |           |
| Dividends and interest |           |
| Bonus and commissions  |           |
| Real estate income     |           |
| Other income           |           |
| <b>TOTAL INCOME</b>    | <b>\$</b> |

The undersigned certifies that this information is true and correct.

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

Signature \_\_\_\_\_ Home Phone \_\_\_\_\_

Do you have legal counsel?  No  Yes

(if YES, name and phone) \_\_\_\_\_

Do you have financial counsel?  No  Yes

(If YES, name and phone) \_\_\_\_\_