

# FINANCIAL INFORMATION STRICTLY CONFIDENTIAL

Name(s) \_\_\_\_\_

Street Address \_\_\_\_\_

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

## Assets

Cash on Hand and in Banks	\$
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash surrender Value of Life Insurance	
Value of Businesses owned	
Other Stocks and Bonds	
Real Estate	
Automobile - Number ( )	
Household Furnishings and Personal Effects	
Other Assets (Itemize)	

**Total Assets \$**

## Liabilities and Net Worth

Notes Payable	\$
Liens on Real Estate	
Other Liabilities (Itemize)	

**Total Liabilities \$**

**Net Worth \$**

## Source of Income

Salary	\$
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

**Total Income \$**

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The undersigned certifies that this information was provided by him/her and is true and correct

Signature(s) \_\_\_\_\_

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

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

Agent: Ross Weinstein  
S.L. Nusbaum Realty Co.  
1700 Wells Fargo Center  
440 Monticello Avenue  
Norfolk, VA 23510-2670  
O-757-640-2234  
Fax-757-640-2418  
Efax 1(757)257-9173

# Buyer Disclosure Acknowledgement

Initial acknowledgement of prospective buyer:

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Print Name(s)

## Agency Disclosure

The Buyer acknowledges that S.L. Nusbaum, Realty Co. (hereinafter SLN) is acting as agent of the seller (for both the real estate and business) and all fees due SLN are, and will be, the responsibility of the seller. Seller's agent is an agent who acts under a listing agreement with the seller and acts as the agent to the seller only. A seller's agent has affirmative obligations to the seller including the fiduciary duties of loyalty, obedience, disclosure, confidentiality, reasonable care and diligence, and accounting in dealing with the seller.

Initial: \_\_\_\_\_

## Counsel Disclosure

Buyers are advised to seek counsel from an Attorney, Certified Public Accountant and any other parties necessary to make an informed decision regarding the purchase of any business opportunity bought or sold through SLN. The buyer is to neither ask for, nor rely upon, SLN or the agent for legal, tax accounting or financial advice.

Initial: \_\_\_\_\_

## Information Disclosure

Buyer acknowledges that all information and material on each business and real estate opportunity provided by SLN has been provided to SLN by the seller of the business. SLN does not verify its accuracy, and such accuracy is not guaranteed. All information should not be considered complete. While statements may be presented concerning a matter of opinion, whether or not so identified, these are only statements of opinion. SLN makes no representations or warranties, expressed or implied, regarding the information provided to Buyer. The buyer is to look only to the Seller and to buyer's own investigation regarding information for any business offered for sale through SLN.

Initial: \_\_\_\_\_

## Risk Disclosure

Business opportunities by their very nature carry risk. Some of these risks include obsolescence or reduced demand for service or product, regulatory laws, ineffective management, changes in the local or national economic condition, and many others. Due to the risks inherent in business opportunities, a buyer could incur a loss, including but not limited to their entire investment. Buyer acknowledges that they understand these risks and that SLN cannot and does not in any way warrant or guaranty the future vitality or prospects of any business.

Initial: \_\_\_\_\_

By signing below the prospective Buyers acknowledge that they have read and understood the four disclosures (Agency, Information, Counsel and Risk) state above.

Prospective Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature(s)

Address: \_\_\_\_\_

Telephone No: \_\_\_\_\_ E-Mail: \_\_\_\_\_

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# NON-DISCLOSURE AGREEMENT

I, \_\_\_\_\_ as a \_\_\_\_\_  
(name of individual) (principal/employee/officer and/or direct agent)  
of \_\_\_\_\_ acknowledge that the name of the  
company(s); businesses and/or seller(s) and certain confidential information, records, studies,  
and trade practices of these businesses; real estate; company(s) and/or sellers, will be revealed  
to me. I further acknowledge that this agreement applies to any business offered by, and  
revealed to me through, Ross Weinstein as an Agent of S.L Nusbaum Realty Co. (hereinafter  
SLN) over the next two years from the below signed date.

These disclosures will be given in **SECRECY AND CONFIDENCE** and used for the sole  
purpose of assessing the prospective purchase of the Business and/or real estate through SLN.

I agree not to disclose any of the information given in connection herewith, either directly or  
indirectly, to third parties, nor will I use, or assist others to use, any such information for  
competitive trade purposes or to circumvent SLN in any transaction or contact with the seller(s);  
company(s) and/or businesses. I agree not to make copies of any of the material provided and  
to return all of it if I discontinue interest in the Business and/or real estate. The material and  
information furnished is believed to be reliable for the purpose of evaluating the Business and/or  
real estate. Further, I agree not to contact the seller(s) of the Business and/or real estate or its  
employees directly and understand that all negotiations, inquiries, investigations, offers to  
purchase, and/or letters of intent must be made through SLN.

I agree that any breach of this Non-Disclosure Agreement (the "Agreement"), directly or  
indirectly, will be harmful to SLN and the seller(s). In consideration for the information given, I  
agree that this Agreement will be governed by the laws of the Commonwealth of Virginia and  
that all actions that may arise in law and/or equity shall be brought in the Commonwealth of  
Virginia.

It is understood that this Agreement applies to any information previously supplied by SLN  
verbally or in writing. I understand that neither the seller(s), the Business(s), and/or Company(s),  
its officers, directors, employees nor SLN shall have any liability as a result of furnishing me the  
material included in this Agreement.

This also acknowledges that the undersigned buyer(s) has been advised that SLN is an agent  
for the seller(s) in this transaction.

Agreed and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Name: \_\_\_\_\_ E-Mail \_\_\_\_\_

Signature: \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Other: \_\_\_\_\_

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