

**Arizona Sunbelt Business Advisors**  
**1790 E. River Road Suite 140**  
**Tucson, Arizona 85718**  
**P: 520.577.1212 F: 520.577.5138**

**BUYER DISCLOSURE ACKNOWLEDGEMENT**

Acknowledgement of prospective Buyer(s): \_\_\_\_\_  
(hereinafter "Buyer")

\_\_\_\_\_  
*(print names)*

**Agency Disclosure**

The Buyer acknowledges that Broker is acting as **agent of the Seller** and all fees due Broker 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. In addition, a Seller's agent has affirmative obligations to the Buyer and Seller of honest dealing and disclosure. Initial(s):\_\_\_\_\_

**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 Broker. Initial(s):\_\_\_\_\_

**Information Disclosure**

Buyer acknowledges that all information and material on each business opportunity provided by Broker has been provided to Broker by the Seller of the business. The Seller believes the information to be true and accurate; however, accuracy is not guaranteed and 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. Broker makes no representation or warranties, expressed or implied, regarding the information provided to Buyer. Initial(s):\_\_\_\_\_

**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 Broker cannot and does not in any way warrant or guarantee the future vitality or prospects of any business. Initial(s):\_\_\_\_\_

By signing below the prospective Buyers acknowledge that they have read and understood the four disclosures stated above.

Prospective Buyer: X \_\_\_\_\_ Date: \_\_\_\_\_

Prospective Buyer: X \_\_\_\_\_ Date: \_\_\_\_\_

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

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_