

# Seller's Disclosure Statement

This disclosure statement refers to the business known as \_\_\_\_\_ and located at \_\_\_\_\_ . The seller provides the information for the purpose of it being disclosed to a buyer knowing that the buyer may rely on it in deciding whether to purchase the business and that it may influence the price and terms offered for the business by the buyer to the seller. Use addendums as needed.

## A. Regulations

Are there any matters in progress or unresolved with any agency of the following type involving the business, its operations or assets? Are there any threatened or pending claims against the business or its agents involving any regulation, ordinance, law, or rule administered by any agency of the following type? Answer yes (y) or no (n).

- Building Department
- Department of Agriculture
- Department of Employment/State or Federal
- Environmental Agencies/State or Federal
- Fire Department
- Health Department
- Internal Revenue Service/State or Federal
- OSHA
- Police Department
- State Alcoholic Beverage Department
- State Tax Authorities, Income, Sales, etc.
- Zoning Commission

If yes, or any other, explain: \_\_\_\_\_

## B. Required Licenses, Permits, and Certificates

List all required licenses, permits, and certificates: \_\_\_\_\_

## C. Environmental

Does the business have any problem or potential problem in areas regulated by any of the following? Answer yes (y) or no (n). If state regulations apply, please note as such.

- Clean Air Act
- Clean Water Act
- Federal Comprehensive Environmental Act
- Federal Water Pollution
- National Environmental Policy Act
- Noise Pollution Control
- Occupational Safety and Health Act
- Resource Conservation Recovery Act
- Response, Comprehensive Environmental Act

If yes, or any other, explain: \_\_\_\_\_

Does your business include the handling or disposing of any hazardous water? Yes or No >

If yes, or any other, explain: \_\_\_\_\_

## D. Legal Considerations

Is the business affected by any of the following? Answer yes (y) or no (n).

- Back Wages Due or Claims for the Same
- Claims for Unfair Labor Practices
- Other Pending or Outstanding Problems or Concerns
- Outstanding Contracts or Agreements
- Outstanding Lease Agreements (other than on the premises)
- Pending Litigation
- Product Liability Exposure
- Union Problems or Demand for Unionization
- Unpaid Medical or Other Insurance Premiums
- Unresolved Insurance Claims

If yes, or any, explain: \_\_\_\_\_

**Existing/Pending Contracts**

List existing or pending contracts:

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

Owner name and title \_\_\_\_\_ Date \_\_\_\_\_

Signed by \_\_\_\_\_ Date \_\_\_\_\_

The undersigned purchaser hereby acknowledges receiving a copy of this Seller Disclosure

Purchaser name and title: \_\_\_\_\_ Date \_\_\_\_\_

Signed by \_\_\_\_\_ Date \_\_\_\_\_