



**BUSINESS PURCHASE AGREEMENT AND
JOINT ESCROW INSTRUCTIONS**
(C.A.R. Form BPA, Revised 4/16)

Date _____

1. OFFER:

- A. THIS IS AN OFFER FROM** _____ ("Buyer").
☐ Individual(s), ☐ a Partnership, ☐ a Corporation, ☐ an LLC, ☐ an LLP, ☐ Other _____
- B. THE BUSINESS TO BE ACQUIRED** is known as _____,
situated in _____, County of Contra Costa, California, ("Business").
described as _____
- C. THE PURCHASE PRICE** offered is _____
(Dollars \$ _____)
- D. INVENTORY** valued at approximately \$ _____, including work in progress, is included in the purchase price.
- E. CLOSE OF ESCROW** shall occur on _____ (date) (or ☐ _____ Days After Acceptance).

2. AGENCY:

- A. POTENTIALLY COMPETING BUYERS AND SELLERS:** Buyer and Seller each acknowledge receipt of a disclosure of the possibility of multiple representation by the Broker representing that principal. This disclosure may be part of a listing agreement, buyer representation agreement or separate document (C.A.R. Form DA). Buyer understands that Broker representing Buyer may also represent other potential buyers, who may consider, make offers on or ultimately acquire the Property. Seller understands that Broker representing Seller may also represent other sellers with competing properties of interest to this Buyer.
- B. CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction:
Listing Agent _____ (Print Firm Name) is the agent
of (check one): ☐ the Seller exclusively; or ☐ both the Buyer and Seller.
Selling Agent _____ (Print Firm Name) (if not the same as the Listing Agent) is the agent of (check one): ☐ the Buyer exclusively; or ☐ the Seller exclusively; or ☐ both the Buyer and Seller. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.

3. PAYMENT OF PURCHASE PRICE: Buyer represents that funds will be good when deposited with Escrow Holder.

- A. INITIAL DEPOSIT:** Deposit shall be in the amount of _____ \$
(1) Buyer shall deliver deposit directly to Escrow Holder by personal check, ☐ electronic funds transfer, ☐ Other _____
within 3 business days after acceptance (or ☐ Other _____) to
the agent submitting the offer (or to ☐ _____), made payable to
_____. The deposit shall be held uncashed until
Acceptance and then deposited with Escrow Holder (or ☐ into Broker's trust account) within 3 business days
after Acceptance (or ☐ _____).
- B. INCREASED DEPOSIT:** Buyer shall deposit with Escrow Holder an increased deposit in the amount of _____ \$
within _____ Days After Acceptance, or ☐ _____.
- C. LOAN(S)**
- (1) FIRST LOAN** in the amount of _____ \$
This loan will be conventional financing or, if checked, ☐ Seller (C.A.R. Form SFA), ☐ Small Business Administration, secured by Buyer's own real property, or if real property is included in the sale, then by that real property. ☐ Other _____ This loan shall be at a fixed rate not to exceed _____ % or, ☐ an adjustable rate loan with initial rate not to exceed _____ %. Regardless of the type of loan, Buyer shall pay points not to exceed _____ % of the loan amount.
- (2) SECOND LOAN** in the amount of _____ \$
This loan will be conventional financing or, if checked, ☐ Seller (C.A.R. Form SFA), ☐ Small Business Administration, secured by Buyer's own real property, or if real property is included in the sale, then by that real property. ☐ Other _____ This loan shall be at a fixed rate not to exceed _____ % or, ☐ an adjustable rate loan with initial rate not to exceed _____ %. Regardless of the type of loan, Buyer shall pay points not to exceed _____ % of the loan amount.
- D. LOAN SECURED BY BUSINESS ASSETS IN THE AMOUNT OF** _____ \$
Evidenced by a note in favor of Seller secured by the assets of the Business, together with a security agreement in the usual and customary form covering all assets of the Business, and a UCC-1 filing to be filed with the Secretary of State, which shall include proceeds of collateral, in ☐ first or ☐ second position. The loan shall be at a fixed rate not to exceed _____ % or, ☐ an adjustable rate with an initial rate not to exceed _____ %. Buyer shall have the right, at Buyer's expense, to conduct a valuation of the assets within the time specified in paragraphs 8 and 25. If the assets' value is less than the amount of the loan provided for in this paragraph 3D, then the difference between the amount of the loan specified in this paragraph 3D, less the value of the assets, shall become an unsecured loan.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

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BPA REVISED 4/16 (PAGE 1 OF 3)

Reviewed by _____ Date _____



BUSINESS PURCHASE AGREEMENT (BPA PAGE 1 OF 3)

Agent: **Kimba Chiu**

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Prepared using zipForm® software

Broker: **K K. & C Realty 695 International Blvd. Suite 103 Oakland, CA 94606**

Business Purchase Agreement And Joint Escrow Instructions

K Morrison



Business Purchase Agreement And Joint Escrow Instructions:

Unveiling the Magic of Words: A Report on "**Business Purchase Agreement And Joint Escrow Instructions**"

In some sort of defined by information and interconnectivity, the enchanting power of words has acquired unparalleled significance. Their ability to kindle emotions, provoke contemplation, and ignite transformative change is actually awe-inspiring. Enter the realm of "**Business Purchase Agreement And Joint Escrow Instructions**," a mesmerizing literary masterpiece penned by way of a distinguished author, guiding readers on a profound journey to unravel the secrets and potential hidden within every word. In this critique, we shall delve into the book's central themes, examine its distinctive writing style, and assess its profound effect on the souls of its readers.

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