



**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**

Phone: **415-759-8818**

Fax: **415-759-7555**

Prepared using zipForm® software

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

Business Purchase Agreement And Joint Escrow Instructions

Eric Tyson, Ray Brown



Business Purchase Agreement And Joint Escrow Instructions:

California Real Estate Law William H. Pivar, Robert Bruss, 2002-12 Known for its accessible approach to real estate law and comprehensive state specific information this introductory text is a favorite with California Broker candidates The text explores the latest legal trends including using the Internet in practice consumer protection and marketing liability Chapters include Introduction Lesson Assignments Chapter One Nature and Cycle of California Real Estate Finance Chapter Two Money and the Monetary System Chapter Three Fiduciary Sources For Real Estate Finance Chapter Four Semifiduciary and Nonfiduciary Sources for Real Estate Finance Chapter Five Conventional Insured and Guaranteed Loans Chapter Six Federal and State Financial Regulations and Lending Programs Chapter Seven Junior Real Estate Finance Chapter Eight Contemporary Real Estate Finance Chapter Nine Instruments of Real Estate Finance Chapter Ten Real Estate Loan Underwriting Chapter Eleven Processing Real Estate Loans Chapter Twelve The Secondary Mortgage and Trust Deed Markets Chapter Thirteen Defaults and Foreclosures Chapter Fourteen Investment Financing Strategies Chapter Fifteen Mathematics of Real Estate Finance Exams and Answer Keys PIN Access Only **Warren's Forms of Agreements, Business Forms** Oscar Le Roy Warren, Gloria C. Markuson, Gladys Glickman, 1992 *The Complete Idiot's Guide to Commercial Real Estate Investing* Stuart Leland Rider, 2006 The previous edition of this book is *The Complete Idiot's Guide to Real Estate Investing* Second Edition The book focuses heavily on commercial real estate investing but given the absence of the word commercial in the title and elsewhere within the book it was purchased by many whose interests in real estate were of a much smaller scale and involved residential income properties as opposed to commercial real estate development The *Complete Idiot's Guide to Commercial Real Estate Investing* Third Edition is retitled and slightly refocused to better target the intended audience aspiring commercial real estate investors developers What little coverage of residential income properties that existed in previous editions has been cut and the remaining content has been updated to clearly reflect the focus on buying and selling commercial properties *Principles of California Real Estate* Kathryn J. Haupt, David L. Rockwell, 2006 **California Real Estate Practice** William H. Pivar, Lowell Anderson, Daniel Otto, 2003-10 Building on industry fundamentals this new edition provides the skills a student needs to build a successful real estate practice The text explores issues facing professionals including advertising qualifying prospects loan applications investment analysis competitive market analysis and using the Internet in practice 493 pages 2004 copyright Chapters include Instructor Note Student Enrichment Exercises Power Point Presentations Chapter 1 Getting Started in Real Estate Chapter 2 Ethics Fair Housing and Trust Funds Chapter 3 Mandatory Disclosures Chapter 4 Prospecting Chapter 5 Listing Presentation Package Chapter 6 Listing Presentations Chapter 7 Servicing The Listing Chapter 8 Advertising Chapter 9 The Buyer and The Property Showing Chapter 10 Obtaining the Offer and Creating the Sales Agreement Chapter 11 From Offer To Closing Chapter 12 Real Estate Financing Chapter 13 Escrow and Title Insurance Chapter 14a Taxation Chapter 14b Taxation cont

Chapter 15 Property Management and Leasing Chapter Quiz Answer Keys Mini Quizzes for All Chapters Mini Quiz Answer Keys , **Home Buying Kit For Dummies** Eric Tyson,Ray Brown,2020-03-13 Your turn key guide to crucial information about buying a new home before you take the plunge Home Buying Kit For Dummies 7th Edition simplifies and explains the home buying process to new home buyers everywhere Authors Eric Tyson MBA and Ray Brown inform and educate readers in the simple straightforward and incisive style the For Dummies series is known for across the world This book covers all the topics necessary to tackle the purchase of a home with confidence including Complete coverage of new US tax rules and strategies What s happening with home financing given the high home prices and fluctuating economies found in many markets How to compare renting and buying in light of new rules regarding mortgage interest and property tax write offs Updated coverage of internet resources and how to best utilize them as a buyer The 7th Edition of Home Buying Kit For Dummies offers brand new content of particular interest to millennial homebuyers as well as freshly updated online companion content Home Buying For Dummies Eric Tyson,Ray Brown,2011-03-03 Though fun and exciting buying a home can also be complicated and confusing and most people learn the hard way that a wrong move can cost dearly In order to find the perfect home at the best price you must have skill foresight and a little guidance from experienced professionals Home Buying for Dummies Third Edition provides just that Packed with invaluable advice in an objective down to earth style that will have you sitting in your dream home in no time this friendly guide contains everything you need to know to play the home buying game It has the tools you need to Improve your credit score and select a mortgage Choose a time and place to buy Determine the price you want to pay Assemble an all star real estate team Make use of the wonderful world of the Internet Negotiate your best deal Inspect and protect your home Handle and become responsible for the title Cope with buyer s remorse Featured in this guide are tips and tricks on things you should do after you seal the deal as well as things you ought to know about real estate investing Also included is advice on how to sell your house as well as a sample real estate purchase contract and a good inspection report Don t get chewed up by the real estate market Home Buying for Dummies Third Edition will lead you to the home you want **Will the Family Farm Survive in America?** United States. Congress. Senate. Select Committee on Small Business,1975 Selling Your House For Dummies Eric Tyson,Ray Brown,2018-03-13 Sell your house in any market Whether you re selling your home yourself or using a realtor this helpful guide offers all the information you need to make an otherwise stressful undertaking go smoothly In Selling Your House For Dummies you ll find plain English easy to follow information on the latest mortgage application and approval processes the hottest websites used in the house selling process and revised tax laws that affect the housing and real estate markets From the author team behind America s 1 bestselling real estate book Home Buying Kit For Dummies this book offers Eric Tyson and Ray Brown s time tested advice recommendations and strategies for selling your house given current market conditions From staging your home to utilizing technology to sell your house directly to home buyers this trusted resource is packed

with tips and ideas to make your home the most appealing house on the block Prepare your property for the best offer Stage and market your house successfully Negotiate and successfully close the sale Make sense of contracts and forms used in the house selling process Get the tried and true advice that will help you sell your property

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The Ruby Knight (Book Two of the Elenium): David Eddings The Elenium series, which began in Diamond Throne, continues against a background of magic and adventure. Ehlana, Queen of Elenia, had been poisoned. The Ruby Knight (The Elenium, #2) by David Eddings The Ruby Knight is the second book in the Elenium and follows Sparhawk on the quest to obtain the magical artefact known as the Bhelliom in order to save ... The Ruby Knight (Book Two of The Elenium): Eddings, David Sparhawk, Pandion Knight and Queen's Champion, returns home to find young Queen Ehlana in terrible jeopardy, and soon embarks on a quest to find the one ... The Elenium Book Series - ThriftBooks by David Eddings includes books The Diamond Throne, The Ruby Knight, The Sapphire Rose, and several more. See the complete The Elenium series book list in ... The Ruby Knight (Book Two Of The Elenium) The Ruby Knight (Book Two Of The Elenium). By: David Eddings. Price: \$9.95. Quantity: 1 available. THE RUBY KNIGHT Book Two Of The Elenium THE RUBY KNIGHT Book Two Of The Elenium. New York: Ballantine Books / Del Rey, 1990. First Edition; First Printing. Hardcover. Item #50179. ISBN: 0345370430 The Elenium - Wikipedia The Elenium is a series of fantasy novels by American writer David Eddings. The series consists of three volumes: The Diamond Throne, The Ruby Knight, ... The Ruby Knight. Book Two of The Elenium. - AbeBooks AbeBooks.com: The Ruby Knight. Book Two of The Elenium.: ISBN 0-345-37043-0 Black boards, black cloth spine with red lettering, 406 pages, clean, tight, ... The Ruby Knight: Book Two of The Elenium | David Eddings The Ruby Knight: Book Two of The Elenium. New York: A Del Rey Book Ballantine Books, 1991. First Edition. Hardcover. Item #10097. ISBN: 0345370430 The Ruby Knight (Book Two of the Elenium) - Moon Dragon The Elenium series, which began in Diamond Throne, continues against a background of magic and adventure. Ehlana, Queen of Elenia, had been poisoned. Algebra 2 Answers : r/edgenuity i JUST finished alg 2 & got most my answers from brainly & quizlet & sometimes just randomly on the internet. it was so easy. i finished in like ... unit test answers edgenuity algebra 2 Discover videos related to unit test answers edgenuity algebra 2 on TikTok. Algebra II This course focuses on functions, polynomials, periodic phenomena, and collecting and analyzing data. Students begin with a review of linear and quadratic ... edgenuity algebra 2 test answers Discover videos related to edgenuity algebra 2 test answers on TikTok. Edgenuity Algebra 2 Semester 2 Answers Pdf Edgenuity Algebra 2 Semester 2 Answers Pdf. INTRODUCTION Edgenuity Algebra 2 Semester 2 Answers Pdf FREE. Unit 1 test review algebra 2 answers edgenuity unit 1 test review algebra 2 answers edgenuity. Edgenuity geometry final exam answers - Geometry final exam Flashcards. Algebra 2 Edgenuity Answers Answers to edgenuity math algebra 2; Edgenuity answer key algebra 2 pdf; Edgenuity ... Answers Algebra 2 Edgenuity E2020 Answers Algebra 2 When somebody should ... Algebra 2: Welcome to Edgenuity! - YouTube Edgenuity Common Core Algebra 2 . Answer Read Free Edgenuity Answers Algebra 2 Edgenuity Answers Algebra 2 Algebra 2 Algebra 1 Common Core Student Edition Grade 8/9 ... Common Core Algebra II - MA3111 A-IC QTR 1 Sep 11, 2018 — Common Core Algebra II - MA3111 A-IC QTR 1. Relationships Between Quantities. Real Numbers.

Warm-Up. Get ready for the lesson. Instruction. Groundwater Hydrology TODD and MAYS PDF Groundwater Hydrology TODD and MAYS.pdf - Free ebook download as PDF File (.pdf) or read book online for free. Example 1 (Example 3.3.4 Todd and Mays, Groundwater ... Oct 21, 2021 — Question: Example 1 (Example 3.3.4 Todd and Mays, Groundwater Hydrology 3rd Edition) The Figure shows the cross section of an unconfined aquifer ... [PDF] Groundwater Hydrology By David Keith Todd, Larry ... Mays - Our understanding of the occurrence and movement of water under the Earth's surface is constantly advancing, with new models, improved drilling equipment ... Groundwater Hydrology - David Keith Todd, Larry W. Mays Special focus is placed on modern groundwater modeling methods, including a detailed description of MODFLOW. Intended Courses: Departments of Civil and ... Solution manual Groundwater Hydrology (3rd Ed., David ... Jan 30, 2018 — Solution manual Groundwater Hydrology (3rd Ed., David Keith Todd & Larry Mays) ... Solution manual Practical Problems in Groundwater Hydrology ... Groundwater Hydrology by D.K.Todd Groundwater Hydrology by D.K.Todd. Groundwater Hydrology by D.K.Todd. Groundwater ... Hydrology Solutions for Volume : I Classroom Practice Questions Missing ... Groundwater studies: an international guide for research ... Ground-water studies: an international guide for research and practice. Person as author : Brown, R.H.. Parent : Studies and reports in hydrology. Groundwater Hydrology: Third Edition | PDF | Aquifer ... Groundwater. Hydrology. Third Edition. David Keith. Todd. University. o. California. Berkeley. and. Todd. Engineers. Larry. W. Mays ... groundwater. knowledge. Groundwater studies: an international guide for ... Groundwater studies: an international guide for hydrogeological investigations. Person as author : Kovalevsky, Vlademir S. Person as author : Kruseman, ...