



**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 \_\_\_\_\_).
- OR (2) (if checked)  Buyer has given the deposit by personal check (or  \_\_\_\_\_) 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 600 International Blvd Suite 100 Oakland, CA 94606

# Business Purchase Agreement And Joint Escrow Instructions

**S Nieto**



## **Business Purchase Agreement And Joint Escrow Instructions:**

Warren's Forms of Agreements, Business Forms Oscar Le Roy Warren, Gloria C. Markuson, Gladys Glickman, 1954

**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 marking 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 *Principles of California Real Estate* Kathryn J. Haupt, David L. Rockwell, 2006 California. Court of Appeal (2nd Appellate District). Records and Briefs California (State)., Received document entitled APPENDIX TO PETITION FOR WRIT **West's Legal Forms**, 1981 For drafting forms related to business organizations divorce retirement plans bankruptcy employment estate planning commercial transactions real estate financing numerous other general practice areas specialties Where appropriate coverage includes the tax consequences to be considered when drafting specific forms **California. Court of Appeal (4th Appellate District). Division 2. Records and Briefs** California (State)., **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 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

**Home Buying Kit For Dummies** Eric Tyson,Ray Brown,2012-02-07 America s 1 bestselling home buying guide Want to buy a house but concerned about the real estate market Have no fear Home Buying Kit For Dummies arms you with Eric Tyson and Ray Brown s time tested advice and updated strategies for buying a home in current market conditions You ll discover how to find theright property make smart financial decisions and understand the latest lending requirements and tax implications You ll discover how to take advantage of low home prices navigate tighter lending requirements and take advantage of the newest resources available to home buyers and new owners Plus the bonus CD ROM is chock full of information materials and resources for first time buyers and savvy investors alike All the forms and paperwork needed for buying a home including loan applications appropriate tax documents counter offer forms and more Worksheets and calculators for comparable market analysis budget mortgage property taxes and more Printable home buying checklists for hiring an agent home inspections and questions to ask during home visits Home Buying Kit For Dummies is for the millions of home buyers throughout the U S who need a fun and easy guide to navigating the complexities of purchasing and owning a home

**California. Court of Appeal (4th Appellate District). Division 3. Records and Briefs** California (State)., *California. Court of Appeal (1st Appellate District). Records and Briefs* California (State)., Received document entitled APPENDIX

**West's Legal Forms: Commercial transactions. Sale of goods** ,1981 For drafting forms related to business organizations divorce retirement plans bankruptcy employment estate planning commercial transactions real estate financing numerous other general practice areas specialties Where appropriate coverage includes the tax consequences to be considered when drafting specific forms

**California Real Estate Principles** Charles O. Stapleton,Martha R. Williams,2007 Completely revised and thoroughly comprehensive this is the brand new edition of the state s premier real estate licensing manual Ideal for home study or classroom for the prospective real estate broker or salesperson for anyone seeking a solid foundation for building or maintaining a successful career Book jacket California Real Estate ,2007

**Millionaire Homeowner: How to Turn**

**Your Home Into a Real Estate Goldmine** Stuart Rider,2005-09-06 Make a million bucks no new investments required If you didn t have to invest in one single thing not stocks not bonds not mutual funds not rental property not fixer uppers other than your own home to become a millionaire would you be interested Over 70 percent of the country owns their own home that s 100 million people who can turn their homes into a million dollars by reading this book By covering such topics as location financing marketability renovation cosmetic upgrades expansion and flipping Millionaire Homeowner offers a long term low risk big payoff investment strategy that might be the best strategy for you **Annotated Legal Forms Magazine** ,1929 **Business Condominiums** F. Scott Jackson,James L. Laughlin,1985 Treatise on the Real Estate Business National Co-operative Realty Company,1911 **California Legal Forms** ,1968 **Doing Deals** ,1995

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