

GEORGIA RESTAURANT BROKERS

Prospective Buyer's Agreement

Confidentiality:

Purchaser / Lessee ("purchaser") acknowledge (a) that information and / or documentation, relating to the business and / or locations ("facility") listed on and furnished to purchaser by Georgia Restaurant Brokers known as GRB has not been previously presented to or made available to Purchaser except through GRB. (b) That the information will not be disclosed by Purchaser to anyone without the prior written consent of GRB and (c) that the Purchaser will not enter into any meeting, negotiations, or agreement relating to such facility except through GRB. Purchaser acknowledges that GRB has not conducted any independent investigation, verification, or evaluation of the information provide to Purchaser, and that GRB offers no warranty or representations concerning the accuracy of the information. Purchaser agrees to rely solely upon Purchaser's own independent inquiry and research relating to such facility prior to closing Receipt of this agreement to acknowledge.

Dual Agency

When GRB list a business for sale it becomes the agent for the Seller. GRB usually works with the buyer too, and by this relationship it also becomes a buyers agent. This creates a dual agency which GRB represents both parties.

Full Disclosure:

All agents must fully disclose all pertinent information known to the agent or to the party that agent represents. Buyer and Seller also must always, under Georgia law, disclose all relevant facts, which would influence the sale of business.

_____		_____	
Prospective Buyer		Date	
_____		_____	_____
Address	City	State	Zip Code
_____	_____	_____	
Phone number	Fax number	Email Address	
_____		_____	
Listing Numbers		Prospective Buyers signature	