



## LIABILITY RELEASE

**BOOKS AND RECORDS:** Buyer has reviewed the books and records of the subject business, is satisfied with the same and with his or her ability to successfully operate said business. Buyer understands and acknowledges that all future profits are to be derived from Buyer's own endeavors and not from any suggestions, promises or guarantees which may have been made by Seller and or Real Estate Agent or Broker. The goodwill, cash flow and steady business are all the direct result of the dedication, and competence, of the business' staff, management and owner's experience and consistency.

**BUYER INVESTIGATION OF BUSINESS:** Buyer has made his or her own independent investigation of the subject business and has satisfied himself or herself that he or she can properly operate the same. Other than as specifically set forth, no representations or warranties have been made by Seller or Broker, or Broker's Agent. Buyer is purchasing the subject business in contemplation of future profits only. Factors that could affect future profitability such that it may be different than the past include, but are not limited to, future economic conditions, and the management skill, knowledge and expertise of the operator.

**LICENSES AND/OR PERMITS:** The Seller states that he or she has all the necessary licenses and permits for the conduct and operation of subject business, and does further state that the premises and equipment will pass the inspection of any governmental agency having jurisdiction over same.

**AGENCY:** Both parties understand that Liberty Business Advisors of San Francisco, Inc. and all its agents are the agent and or sub-agent of the Seller only and DOES NOT REPRESENT THE BUYER in this transaction, and therefore does not have a fiduciary relationship to the Buyer or any representative of the Buyer.

**LEGAL COUNSEL:** Both parties have been advised to seek legal counsel to the extent they deem necessary to understand their rights and liabilities. Parties agree to hold Liberty Business Advisors of San Francisco, Inc. and or its agent(s) harmless and indemnify him or her against any dispute or damages, which may arise from completion of this transaction.

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_