



**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

F. Scott Jackson, James L. Laughlin



Business Purchase Agreement And Joint Escrow Instructions:

Warren's Forms of Agreements, Business Forms Oscar Le Roy Warren, Gloria C. Markuson, Gladys Glickman, 1954
Principles of California Real Estate Kathryn J. Haupt, David L. Rockwell, 2006 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 **California. Court of Appeal (2nd Appellate District). Records and Briefs** California (State)., Number of Exhibits 39_x005F_x000D_ Received document entitled EXHIBITS TO PETITION FOR WRIT

California. Court of Appeal (4th Appellate District). Division 2. Records and Briefs California (State)., **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 **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

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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 3. Records and Briefs* California (State)., **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. 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, 2007 *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 **Business Law Articles** Commerce Clearing House,1965
 Business Law in California James Bernard Smith,1975 **Doing Deals** ,1995

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

In a global defined by information and interconnectivity, the enchanting power of words has acquired unparalleled significance. Their power to kindle emotions, provoke contemplation, and ignite transformative change is really 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 in to the book is central themes, examine its distinctive writing style, and assess its profound impact on the souls of its readers.

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Table of Contents Business Purchase Agreement And Joint Escrow Instructions

1. Understanding the eBook Business Purchase Agreement And Joint Escrow Instructions
 - The Rise of Digital Reading Business Purchase Agreement And Joint Escrow Instructions
 - Advantages of eBooks Over Traditional Books
2. Identifying Business Purchase Agreement And Joint Escrow Instructions
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Business Purchase Agreement And Joint Escrow Instructions
 - User-Friendly Interface
4. Exploring eBook Recommendations from Business Purchase Agreement And Joint Escrow Instructions
 - Personalized Recommendations
 - Business Purchase Agreement And Joint Escrow Instructions User Reviews and Ratings

- Business Purchase Agreement And Joint Escrow Instructions and Bestseller Lists
- 5. Accessing Business Purchase Agreement And Joint Escrow Instructions Free and Paid eBooks
 - Business Purchase Agreement And Joint Escrow Instructions Public Domain eBooks
 - Business Purchase Agreement And Joint Escrow Instructions eBook Subscription Services
 - Business Purchase Agreement And Joint Escrow Instructions Budget-Friendly Options
- 6. Navigating Business Purchase Agreement And Joint Escrow Instructions eBook Formats
 - ePub, PDF, MOBI, and More
 - Business Purchase Agreement And Joint Escrow Instructions Compatibility with Devices
 - Business Purchase Agreement And Joint Escrow Instructions Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Business Purchase Agreement And Joint Escrow Instructions
 - Highlighting and Note-Taking Business Purchase Agreement And Joint Escrow Instructions
 - Interactive Elements Business Purchase Agreement And Joint Escrow Instructions
- 8. Staying Engaged with Business Purchase Agreement And Joint Escrow Instructions
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Business Purchase Agreement And Joint Escrow Instructions
- 9. Balancing eBooks and Physical Books Business Purchase Agreement And Joint Escrow Instructions
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Business Purchase Agreement And Joint Escrow Instructions
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Business Purchase Agreement And Joint Escrow Instructions
 - Setting Reading Goals Business Purchase Agreement And Joint Escrow Instructions
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Business Purchase Agreement And Joint Escrow Instructions
 - Fact-Checking eBook Content of Business Purchase Agreement And Joint Escrow Instructions
 - Distinguishing Credible Sources

13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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