Practice Protection Plan Instruction Sheet

- 1. Execute the *Letter of Authorization (LOA)* to follow below.
- 2. Deliver the executed *LOA* to a trusted individual (attorney, executor/rix, spouse, family member, etc.) and instruct that individual to <u>immediately</u> forward it to Choice Transitions, LLC upon your untimely death or disability of incompetence in nature. The original must be mailed to our corporate headquarters, however a faxed or email copy will suffice initially to begin the process until the original is received. Note, in the event the *LOA* is lost or destroyed at the time of your demise, a letter of authorization by your legal authorized representative will suffice.
- 3. Execute the *Limited Listing Agreement* to follow below and return to Choice Transitions, LLC along with the requested materials therein you are able to generate. The executed Agreement and all materials provided, both initially and annually thereafter, will be held in escrow, and will be kept strictly confidential.

Letter of Authorization

This *Letter of Authorization*, executed by me on the date below, is intended to be held in trust, in full effect, until such time of my demise or mental incompetence; at which time is to be immediately released and forwarded to Choice Transitions, LLC ("CHOICE").

| This Letter hereby authorizes Choice to beg | in the immediate marketing and sale of my dental |
|---|--|
| practice located at (Practice Address) | |
| pursu | ant to the terms and conditions as set forth in the |
| Limited Listing Agreement For Brokerage Services | s fully executed by me on |
| · | |
| Executed this day of | |
| | |
| Print Name | Signature |
| STATE/COMMONWEALTH OF | |
| COUNTY | |
| Then personally appeared before me the above-named acknowledged execution of the foregoing instrument to be the | , and e free act and deed of the Individual/Corporation. |
| | |
| Notary My con | Public nmission expires: |

LIMITED LISTING AGREEMENT FOR BROKERAGE SERVICES AS A RESULT OF TRAGEDY

| Agreement made this | day of | 20 | _, by and b | etween | | |
|-------------------------------------|-----------------------|-------------------|--------------|----------------|----------|--------------|
| | with a dental | office located | l at | | | |
| | (hereinafter | referred to | as the | "Owner") | and | CHOICE |
| TRANSITIONS, LLC, a Rhode | Island Limited Lia | bility Compa | ny with a | principal pla | ce of b | ousiness at |
| 200 Centerville Road, Suite 8, W | Varwick, Rhode Isla | and 02886 (he | ereinafter r | eferred to as | "СНО | ICE"). |
| 1) <u>Exclusive Right To Mart</u> | ket/Sell. In conside | eration of the | promise o | f CHOICE t | o mark | cet and use |
| its best efforts to sell the dental | practice located at | t the above a | ddress in 1 | he event of | owner' | s death or |
| disability (hereinafter referred | to as the "Practice" | " or "Practice | e Location | ı"), the Own | er here | eby grants |
| CHOICE the exclusive right to l | ist, market, offer fo | r sale and to s | sell the Pra | ectice through | ı its be | est efforts. |
| 2) <u>Term</u> . This Agreement | shall take effect O | <u>NLY</u> upon C | CHOICE's | receipt of ei | ther: (i | i.) the pre- |
| executed Letter of Notification | by Owner authoriz | zing CHOICI | E to begin | immediate | market | ing of the |
| practice as a result of Owner | 's death or disabi | lity; or (ii.) | in lieu o | f the pre-ex | ecuted | Letter of |
| Notification due to loss or des | struction, an execu | ted letter aut | horizing (| CHOICE to | begin | immediate |
| marketing of the practice, whi | ch shall be in acc | cordance with | n the term | s of this A | greeme | ent, by an |
| authorized individual. Once in | effect, this Agreen | nent shall rer | main in fo | rce for a pe | riod of | f three (3) |
| months from the date specified | above. Upon expir | ration of the | three (3) | months, this | Agree | ment shall |
| automatically renew on a month | h-to-month basis u | ntil either par | rty notifies | the other p | arty wi | ith at least |

sixty (60) days notice in writing of its intention to terminate.

- 3) <u>Authority of CHOICE</u>. During the term of this Agreement, CHOICE is granted sole authority to market and advertise the Practice for sale and to take all steps necessary to bring about a sale.
- 4) <u>Duties of CHOICE</u>. CHOICE shall make diligent efforts to effect a sale of the Practice and shall list and advertise it in such a manner, as it deems most likely to bring about a sale, and at CHOICE's sole expense.
- 5) <u>Fees.</u> CHOICE shall be entitled to a fee due and payable at the Closing equal to the <u>greater</u> of eight (8%) percent of the purchase price of the Practice; or Ten Thousand and xx/100 (\$10,000.00) Dollars.

6) <u>Representations</u>.

- (a) The Owner represents that at the time of execution of this Agreement, he/she/it is the Owner of the Practice and has full power and authority to execute this Agreement and engage in the transactions contemplated hereby.
 - (b) CHOICE makes no representations or guarantees of a sale.
- (c) The Owner represents that all material and data concerning Owner's practice supplied to CHOICE each year shall be true and accurate; CHOICE may rely on the accuracy of the materials and data, and may furnish copies of the same to prospective buyers, and their advisors.
- (d) Owner is responsible for forwarding to CHOICE all requested items necessary to market and sell the practice listed below. CHOICE can not be held liable for any delays in marketing the practice or bringing about the sale of the practice caused by Owner's failure to provide the necessary requested information.
- (e) In performing the appraisal, CHOICE will be relying on the accuracy and reliability of your historical financial statements, forecasts of future operations, or other financial and practice related

data you will provide. We will not audit, compile, or review your financial information, statements, forecasts or other data you provide. We do not express an opinion or any form of assurance on them. The engagement of our services cannot be relied on to disclose errors, irregularities, or illegal acts, including fraud or embezzlements, which may exist.

- Sale After Termination of Agreement. If a sale is consummated after termination of this Agreement to a party or on behalf of a party, to whom the dental practice was submitted either by CHOICE or current Owner during the term hereof, CHOICE will nevertheless be entitled to its full fee, pursuant to Paragraph 5 hereof.
- 8) Requested Information. Please provide the following initial information along with a completed questionnaire (**to be provided below**) to be stored in your file for purposes of preparing the appraisal and marketing your practice immediately upon this Agreement taking effect:
 - a. Copies of the business tax returns for the 3 previous years.
 - b. Equipment list and depreciation schedules of the equipment, furniture, fixtures and any leasehold improvements. (Normally, your dental equipment rep will supply you with an independent equipment appraisal. This is the most accurate way of determining the equipment value. If this is not feasible, we can prepare said valuation of the equipment from our receipt of the equipment original costs and dates of purchase, adjusted for depreciation).
 - c. Copy of the practice lease, if renting. If real estate is owned, and for sale, please provide a copy of the commercial appraisal if performed.
 - d. A copy of your most recent fee schedule.
 - e. Production figures for each provider (year end), being the dentist's production, hygienist's production and any other associate working in the practice (if applicable) for the three most recent tax years.
 - f. A breakdown of the revenues of the practice according to procedures for the past 3 years.
 - g. A summary copy of your patient demographic report: Male/Female, age, zip codes, insurances, etc. (if available)

- h. Summary of aged accounts receivable report.
- i. A copy of the w2's and/or 1099's for all staff for the previous 3 years.
- j. Breakdown of all insurances paid by practice (i.e. malpractice, overhead, medical/health, life, disability, etc); more specifically amount paid for owner's benefits vs. amount paid for staff.
- k. Pension contribution report or breakdown, if applicable, more specifically amount paid to owner's pension vs. amount paid to staff by practice (not staff contribution).
- 1. Digital or hard copy photos of the interior and exterior of the practice.

Additionally, please forward to us each succeeding year the following:

- a. Prior year's tax return, w2's, 1099's.
- b. Any additional equipment purchases along with the cost of such.
- c. Copy of prior years production reports, collection reports, and fee schedule (if modified).
- d. Any significant updates to the initial Practice questionnaire such as change in staff, hours, participating insurances, etc.

9) Miscellaneous.

- (a) In the event the Fee referred to in paragraph 5(b) hereof is not paid at the Closing interest shall accrue at a rate of 12% per annum, daily from the due date of the fee.
- (b) In the event CHOICE refers the collection of the fee to another, Owner shall pay the costs of collection, including reasonable attorney fees.
- (c) Upon sale of the Practice, Owner hereby consents to CHOICE's use of Owner's and/or the Practice name as part of its marketing campaigns.
- 10) <u>Counterparts.</u> This Agreement has been executed in one or more counterparts and each shall be deemed to be an original and shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors and assigns of the respective parties hereto.

- Arbitration. Any and all disputes arising under this Agreement shall be exclusively resolved by the American Arbitration Association and in accordance with their rules whose decision shall be final and binding. The prevailing party shall be entitled to recover reasonable legal fees. Both parties will share the cost equally of filing the petition.
- Indemnification. Owner agrees that he/she shall be responsible and liable, and further agrees to indemnify and hold CHOICE harmless for and to defend against any and all claims and liabilities arising in connection with the Practice financial or statistical information or representation provided by Owner to CHOICE or potential Buyer/Associate, either verbally or in writing, in the marketing and sale of Owner's Practice whether such action occurs prior to or following the sale of the Practice.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the date first written above. In the event that more than one date appears, the latest date shall be the execution date.

| WITNESS: | OWNER OF PRACTICE | |
|----------|-------------------------|----------|
| | | |
| | (Print Name) | |
| | CHOICE TRANSITIONS, LLC | (CHOICE) |
| | | |
| | By: MEMBER | |

Residence:

Choice Transitions, LLC

[Personal Information Sheet – Internal Use Only]

Please provide us your personal information for internal use and confidential correspondence. Your personal **Residence** information will remain unavailable to prospects.

| Name: | | | O DMD/O DDS |
|---|---------------|------------------|----------------------|
| Street Address: | | | |
| City/Town: | | State: | Zip Code: |
| Telephone #'s: Home: | | Cell: | Fax: |
| Personal Email: | | | |
| Please answer the following: | | | |
| Practice Litigation/Claims: | O Past | • Active/Pending | O None |
| Criminal Charges/Convictions: | O Past | • Active/Pending | O None |
| Dental License Suspended/Revoked: | O Past | • Active/Pending | O None |
| Bankruptcy: | O Past | • Active/Pending | O None |
| | | | |
| Have you listed the Dreatice for sale in the | nast? | If was with who | m fr whon? |
| Have you listed the Practice for sale in the | past: | II yes, with who | m & when; |
| The following pages are the questionnaire including the office telephone number and | - | | |
| O Please do <u>NOT</u> contact the office | | O You MAY conto | act me at the office |

Choice Transitions, LLC

PRACTICE QUESTIONNAIRE

Section 1: Personal Information

Please complete this **confidential** questionnaire. The information you provide will assist us in both the appraisal and marketing of your Practice. Please try to complete the questionnaire as accurately as possible.

| Owner's Name: | | O DMD/ | O DDS/ON/A |
|--|--------------------------|------------------|---------------|
| Dental School: | | Year of Gi | raduation: |
| D.O.B | _ Spouse's Name: | | |
| Section 2: Primary Facility: | ractice Legal Nam | e/Information | |
| Legal Practice Name: | | | |
| Practice Street Address: | | | |
| City/Town: | State: | _ Zip Code: | |
| Office Phone: Fa | X: | Practice County: | |
| Type of Entity: O Sole Practitioner | O LLC | • Corporation | O Partnership |
| Associate(s) Name: | | | |
| If Associate(s), is he/she under a contrac | t with a restrictive cov | venant? | |
| Partner(s) Name: | | | |
| Percent Ownership: You:% | Partner#1: | % Partne | er #2:% |
| Type of Practice: O General Denti. | stry O Specialty | Practice: | |
| If Specialty, area of special interest: | | | |
| Years Practicing: | Years at Current | Location: | |
| If less than 5 years at current location, fo | ormer address: | | |

<u>Section 3: PRIMARY Facility</u> (Additional pages to follow for additional locations)

| Primary Facility: | | | | |
|--------------------------|-----------------------------|---------------|------------------------------|--|
| O Office Complex | • Free Standing Building | • Home Office | • Storefront/Retail Building | |
| Other | Size | e of office: | sq./ft. | |
| Is there room for exp | ansion? | O Yes | ○ No | |
| Is office handicap ac | | O Yes | O No | |
| Is there on-site parki | | O Yes | O No | |
| _ | be location & # of spaces)_ | | | |
| | | | | |
| The real estate is: | Owned O Leased | | | |
| <u>If Leased</u> : | | | | |
| Landlord: | | | | |
| What is the monthly | rent? \$ | /month Ex | pires: | |
| Included in rent (i.e. | utilities, taxes)? | | | |
| Option to ren | | | long) | |
| Do you have | the right to Assign? | ○ Yes | ○ No | |
| Average mon | thly cost of utilities? | \$ | \$/month | |
| Approximate | value of leasehold improve | ments: \$ | | |
| If Owned: | | | | |
| Are you willing to re | nt/lease? | O Yes | ○ No | |
| Monthly Rent Expec | | | | |
| Included in rent (i.e. | utilities, taxes)? | | | |
| Are you willing to se | ell the real estate? | ○ Yes | ○ No | |
| Approximate | Fair Market Value: \$ | | | |

Section 3 Continued: PRIMARY Facility

| Description of Office : (Please | state number of each) | | | | |
|--|----------------------------|--------------------------|-----------------|--|--|
| Reception Area | | Business Office | | | |
| Consultation Room | | Operatories Utility Room | | | |
| Laboratory | | | | | |
| Sterilization | | Dark Room | | | |
| X-Ray Units Staff Lounge | | Lavatories | | | |
| | | Storage | | | |
| Other: | | | | | |
| Off. E . 4 (Cl. 1 11 | .1., .1.\ | | | | |
| Office Equipment: (Check all | | 0.5 (1.31) | ~ . · . · · | | |
| O Intra Oral Camera | O Panorex | O Defibrillator | O Air Abrasion | | |
| O Laser | O Compressor | O Digital Radiography | O Nitrous Oxide | | |
| O Vacuum | O Patient Education | O Cerec Oth | er O | | |
| The equipment is: | O Right-handed | ○ Left-handed | O Both | | |
| Is the office computerized? | O Yes | O No (skip to next page) | | | |
| When was the system p | urchased? | | | | |
| Approximate cost of sys | stem when purchased: | \$ | | | |
| When was the system u | pgraded? (if applic.) | | | | |
| Approximate cost of sys | stem upgrade: (if applic.) | \$ | | | |
| Type of dental software | used? | | | | |
| Are there computers in | the operatories? | | | | |
| Yearly cost for software | e contract? | \$ | | | |
| | | | | | |

[Skip this page if only one facility – Duplicate it if more than two locations]

Section 3 Continued - ADDITIONAL Facilities (If Applicable)

Facility 2:

| Practice Street Address: | | | |
|---|-----------------|---------------|------------------------------|
| City/Town: | State: _ | Zip C | ode: |
| Office Phone: | Fax: | Pra | actice County: |
| O Office Complex O Free Star | nding Building | • Home Office | • Storefront/Retail Building |
| O Other | Size of | office: | sq./ft. |
| Is there room for expansion? | | O Yes | ○ No |
| Is office handicap accessible? | | O Yes | ○ No |
| Is there on-site parking? | | O Yes | ○ No |
| (If Yes, please describe location & | # of spaces) | | |
| What is the monthly rent? \$ |)? | 1 | ires: |
| Option to renew? | | | long) O No |
| Do you have the right to As | ssign? | O Yes | O No |
| Average monthly cost of ut | ilities? | \$ | /month |
| Approximate value of lease | hold improvemen | nts: \$ | |
| If Owned: | | | |
| Are you willing to rent/lease? | | O Yes | ○ No |
| Monthly Rent Expected: | \$ | | |
| Included in rent (i.e. utilities, taxes |)? | | |
| Are you willing to sell the real esta | te? | O Yes | ○ No |
| Approximate Fair Market V | /alue: \$ | | |

[Skip this page if only one facility – Duplicate it if more than two locations] <u>Section 3 Continued - ADDITIONAL Facilities (If Applicable)</u>

| <u>Description of Office</u> : (Please | state number of each) | | | | |
|---|----------------------------|--------------------------|-----------------|--|--|
| Reception Area Consultation Room | | Business Office | | | |
| | | Operatories | | | |
| Laboratory | | Utility Room | | | |
| Sterilization | | Dark Room | | | |
| X-Ray Units Staff Lounge | | Lavatories | | | |
| | | Storage | | | |
| Other: | | | | | |
| | | | | | |
| Office Equipment: (Check all | that apply) | | | | |
| O Intra Oral Camera | O Panorex | O Defibrillator | O Air Abrasion | | |
| O Laser | O Compressor | O Digital Radiography | O Nitrous Oxide | | |
| O Vacuum | O Patient Education | O Cerec Othe | er O | | |
| The equipment is: | • Right-handed | ○ Left-handed | O Both | | |
| Is the office computerized? | O Yes | O No (skip to next page) | | | |
| When was the system p | urchased? | | | | |
| Approximate cost of sys | stem when purchased: | \$ | | | |
| When was the system up | pgraded? (if applic.) | - | | | |
| Approximate cost of sys | stem upgrade: (if applic.) | \$ | | | |
| Type of dental software | used? | | | | |
| Are there computers in | the operatories? | | | | |
| Yearly cost for software | e contract? | \$ | | | |
| | | | | | |

Section 4: Demographics of Practice

(Please provide us with your opinion of the below information requested)

| Practice location: | O Urban/City | O Suburbs | • Rural | |
|--|------------------------------|-----------------|-----------|-----------|
| Economic conditions where Practi | ice is located: $\bigcirc G$ | ood O Average | O Below A | vg. |
| Average income level of Patients: | • Affluent | O Upper/Middle | O Middle | O Poor |
| Please approximate geographical a | area that Practice d | raws patients: | _ miles | |
| Please list the towns/cities where | most patients reside | p: | | |
| Principal industries/employers nea | ar Practice: | | | |
| Please tell anything else about the marketing your Practice (Industrie | | | | |
| | | | | |
| | | | | |
| | | | | |
| Source of new patients: (approxim | nate %) | | | |
| Patient referrals | | Professional re | eferrals | |
| Advertising | | Other (i.e. wal | k-in) | |
| | | | | |
| Type of advertising: (please check | all that apply) | | | |
| • Yellow Pages | O Direct Mail | • Website | 0 | Newspaper |
| Other | | | | |

Section 5: Patient Base Information

| Approximate number of active patients of the p | practice? |
|---|--|
| ("Active patient" is a patient seen within last tweln | ve - eighteen months) |
| Average number of new patients per month? | |
| (This number should not include emergencies, unless par | tient becomes a permanent patient of practice) |
| Age of patient base: (approximate %) | |
| O Under 16 O 16 to 29 _ | O 30 to 50 Over 50 |
| Where do patients come from : (approximate % | (6) |
| Immediate community | 5-10 miles of practice |
| 10-20 miles of practice | Beyond 20 mile radius |
| Percent of patients with insurance: | |
| Percent of patients without insurance: | |
| Does the practice participate with any type of s | state welfare/assistance plan? • Yes • No |
| If yes: | |
| Percentage of insurance patients with w | velfare/dental assistance: |
| Amount of total collections generated f | from welfare/dental assistance: |
| (Please write in 3 most previous years | rs) |
| 20 Amount \$ | |
| 20 Amount \$ | |
| 20 Amount \$ | |

Section 6: Office and Practitioner Information

| Average hours worked per week by: | Dentist | Hygienist(s) |
|---|-----------------------|--------------|
| Average number of weeks worked per year by: | Dentist | Hygienist(s) |
| Average number of patients treated per day by: | Dentist | Hygienist(s) |
| List office hours: | | |
| | Thumadou | |
| Monday | - | |
| Tuesday | | |
| Wednesday | Saturday | |
| Do you have a printed fee schedule? | • Yes (please send co | ppy) • No |
| If yes, when was fee schedule last updated? | | <u> </u> |
| Do you participate in any PPO's or HMO's ? | • Yes (please describ | ee) O No |
| | | |
| Do you participate in any DMO's ? | • Yes (please describ | ne) O No |
| | | |
| List all insurance plans you participate with: | | |
| | | |
| | | |
| | | |
| List insurance plans you accept in addition to those | se above: | |
| | | |
| | | |
| | | |

Section 6 Continued: Office and Practitioner Information

Type of dentistry produced: (*Please check all that apply*) Estimate % of each of total production; ~OR~ if you refer out, please indicate so with an "R". Operative/Restorative Endodontics Orthodontics _____ Periodontics _____ Crown and Bridge Prosthodontics Oral Surgery Cosmetic Preventive _____ TMJ Other (list) How many weeks in advance are appointments scheduled for?

Dentist ______ Hygienist(s)______ Describe hygiene recall system: What percentage of **gross income** is from? Dentist % Hygienist(s) % Is the Practice compliant with **HIPAA** regulations? O Yes O No Is the Practice compliant with **OSHA** regulations? O Yes O No Have you **discussed** the potential sale of your Practice with staff? O Yes ONoWhich staff members do you expect would **remain** after a sale? Which staff members do you expect will leave after a sale?

Section 6 Continued: Office and Practitioner Information

Please tell about your staff:

| Name | Job Title | Date of Hire | Hrs / Wk | Hourly Wage or Current Salary |
|-------------------------------|------------------------------|-------------------------|----------------|----------------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| If any former staff was incli | ided in the wages (W2's or 1 | (099's) for the past | 3 years, pleas | e provide: |
| Name | Former Job Title | Termination <u>Date</u> | Hrs./Wk. | Hourly Wage or Salary |
| | | | | Ul Salai y |
| | | | | UI Salary |
| | | | | UI Salai y |
| | | | | |
| | | | | |

Section 7: Valuation Questions

In order for our valuators to properly assess the value of your dental Practice, we need to determine if some of the expenses you incurred were non-recurring or unnecessary for the continuation of the Practice. Conversely, there may be expenses for the new potential owner that you did not incur. Therefore, please answer the following questions as accurately as possible so our valuation reflects the true value of your Practice.

Important note: the following questions pertain to expenses paid by your Practice only. If you paid any of the expenses personally and they are not listed on your Practice tax return, DO NOT LIST SUCH EXPENSES HERE, as such would result in an inaccurate appraisal of your Practice.

For the last three tax years:

| 1 of the last three tax years. |
|--|
| 1) Did the practice participate in any type of retirement/pension plan? |
| O Yes (Please answer $\#1(a)$ -(c) below) O No (Skip to question $\#2$) |
| a) Please list the total Pension amount for you (non-staff related pension), paid by the |
| <i>Practice</i> , for the three most previous tax years: |
| 20 Amount \$ |
| 20 Amount \$ |
| 20 Amount \$ |
| |
| b) Please list the total Pension amount for your spouse, if applicable, (non-staff related |
| pension) paid by the Practice, for the three most previous tax years: |
| 20 Amount \$ |
| 20 Amount \$ |
| 20 Amount \$ |
| |
| c) Please list the total Pension amount paid for staff (not including the staff's own |
| contributions) paid by the Practice, for the three most previous tax years: |
| 20 Amount \$ |
| 20 Amount \$ |
| 20 Amount \$ |
| |

Section 7 Continued: Valuation Questions

| 2) Did the practice participate in any typ | be of health/medical insurance plan? |
|---|---|
| ○ Yes (Please answer #2(a) & (b) be | elow) • No (Skip to question #3) |
| a) Please list the total amount for insurance paid by the Practice, for the | your individual or family (non-staff related) health three most previous tax years: |
| 20 Amount \$ | |
| 20 Amount \$ | |
| 20 Amount \$ | |
| b) Please list the total amount for scontributions if any) paid by the Practice | staff's health insurance (not including the staff's own g for the three most previous tax years: |
| 20 Amount \$ | |
| 20 Amount \$ | |
| 20 Amount \$ | |
| 3) Did you pay through the practice any | personal insurances (i.e. disability, life, auto)? |
| • Yes (please list amount for the | e three most previous tax years paid for each category) |
| • No (write N/A under each cat | regory) |
| | |
| Any personal life insurance? | |
| 20 Amount \$ | <u></u> |
| 20 Amount \$ | |
| 20 Amount \$ | <u></u> |
| Personal disability insurance? | |
| 20 Amount \$ | <u></u> |
| 20 Amount \$ | <u></u> |
| 20 Amount \$ | <u></u> |
| Any other personal insurance or | expenses? (Auto, real estate, etc) |
| 20 Amount \$ | Expense description |
| 20 Amount \$ | Expense description |
| 20 Amount \$ | Expense description |

Section 7 Continued: Valuation Questions

REAL ESTATE:

Many dentists own the real estate where the office is located. If so, those who do often have been advised by their accountants to pay themselves rent (often higher than fair market rent) or sometimes do not pay any rent at all. Whatever the case may be, our valuators will need to determine if rent is paid, and if the amount is more, less or about what the fair market rent would be to a new owner.

| I neretore, it you own the real estate, answer the following questions: |
|---|
| 4) Do you charge yourself rent for the office space? • Yes (Please list) • No (skip to #6) (Please enter three most recent tax years) 20 Amount \$ |
| 5) Is the amount you paid yourself fair market rent? • Yes (what similar medical space would rent for nearby) |
| 6) If you were to lease the dental space, please provide one of the following: |
| a) The total square footage and price per square foot you would expect to rent your office for |
| sq./ft. X \$sq./ft. |
| OR |
| b) Monthly amount you expect to receive for rent: \$ |
| 7) What will be included for the amount charged in #6 above (i.e. taxes, utilitie landscaping/snow removal, condo fees, etc.)? |

Note:

CHOICE will not audit or verify the amount you list in #4 above as fair market rent, and is relying on the accuracy of your answers in preparation of the appraisal of your practice. Therefore, the valuation CHOICE performs will be dependent upon what you determine in #4 or #6 above. Should you be uncertain, contact a local real estate agent for assistance.

Section 7 Continued: Valuation Questions

OFFICE STAFF NOTE:

Many dentists employ their spouses or other family members in the Practice, or alternatively, for tax and social security reasons, list a family member on payroll who is not actually working in the Practice. Therefore, in order for our valuators to accurately account for whatever the case may be, please answer the following questions:

| 8) Do you employ or compensate your sp Practice? | ouse, children, or any other family member in your |
|--|--|
| • Yes (Please answer #9 below) | O No (Skip to "Section Eight: Advisors") |
| 9) Please list the family member(s) you thereafter: | employ in your Practice and answer the questions |
| a) Name #1: | Relationship: |
| Does he/she perform duties within the | e practice? • Yes • No |
| If Yes, Job Title/Responsibilities: | |
| Amount compensated per year: \$ | |
| Amount a non-family member would | be compensated for same position: \$ |
| b) Name #1: | Relationship: |
| Does he/she perform duties within the | |
| If Yes, Job Title/Responsibilities: | |
| Amount compensated per year: \$ | |
| | be compensated for same position: \$ |
| | |
| c) Name #1: | Relationship: |
| Does he/she perform duties within the | e practice? • Yes • No |
| If Yes, Job Title/Responsibilities: | |
| Amount compensated per year: \$ | |
| Amount a non-family member would | be compensated for same position: \$ |
| | |

Section 8: Advisors

| Accountant: | Phone: | |
|---|--|------|
| Address: | | |
| Email: | | |
| Attorney: | Phone: | |
| Address: | | |
| Email: | | |
| Other: | Phone: | |
| Address: | | |
| Email: | | |
| If necessary, do we have your permission | on to contact your advisors? • • • • • • • • • • • • • • • • • • • | |
| information provided, regardless of who owner themselves) is accurate and true | ted above and state that to the best of my knowledge no has completed this questionnaire (if not complete ue and CHOICE is relying on the accuracy of suc- ental practice and will not audit or verify the accuracy s questionnaire. | d by |
| | | |