

**FRANCHISE DISCLOSURE DOCUMENT**

Aire-Master of America, Inc
a Missouri corporation
P O Box 2310
Route CC and Highway 160
Nixa, Missouri 65714
(417) 725-2691
www.airemaster.com

Department of Corporations

JUL - 9 2012

San Diego Office

The Franchise is an odor control and commercial hygiene system, including scheduled cleaning of restrooms and servicing of deodorizing and product dispensing equipment. The general market is commercial businesses such as offices, care facilities, food stores, restaurants, etc.

The total investment necessary to begin operations of an Aire-Master franchise is from \$34,084 to \$126,900 (including the franchise fee and inventory), depending on size, location, population, and market potential. This sum does not include rent for the business location. The minimum initial fee (franchise fee plus required inventory purchase) is \$22,900, is typically \$35,500, ranges up to \$69,500, and in the fiscal year ending March 31, 2012, the initial fee was \$22,552-25,885 for all new franchises sold, but may be more or less in particular circumstances.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar-days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Greg Parker at P O Box 2310, 1821 N Hwy CC, Nixa, Missouri 65714 and (417) 725-2691.

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "A Consumer's Guide to Buying a Franchise," which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D C 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

Issuance Date June 30, 2012 (See the second page of the State Cover Page for state effective dates.)

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STATE COVER PAGE

Your state may have a franchise law that requires a franchisor to register or file with a state franchise administrator before offering or selling in your state. REGISTRATION OF A FRANCHISE BY A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS THE FRANCHISE OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT

Call the state franchise administrator listed in Exhibit E for information about the franchisor or about franchising in your state

MANY FRANCHISE AGREEMENTS DO NOT ALLOW YOU TO RENEW UNCONDITIONALLY AFTER THE INITIAL TERM EXPIRES. YOU MAY HAVE TO SIGN A NEW AGREEMENT WITH DIFFERENT TERMS AND CONDITIONS IN ORDER TO CONTINUE TO OPERATE YOUR BUSINESS. BEFORE YOU BUY, CONSIDER WHAT RIGHTS YOU HAVE TO RENEW YOUR FRANCHISE, IF ANY, AND WHAT TERMS YOU MIGHT HAVE TO ACCEPT IN ORDER TO RENEW

Please consider the following RISK FACTORS before you buy this franchise

THE FRANCHISE AGREEMENT REQUIRES YOU TO MEET GROSS SERVICE BILLINGS REQUIREMENTS TO QUALIFY TO RENEW THE FRANCHISE

THE FRANCHISE AGREEMENT STATES THAT MISSOURI LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS

THE FRANCHISE AGREEMENT PROVIDES YOU MAY BE SUED IN THE CIRCUIT COURT OF THE STATE OF MISSOURI, OR THE FEDERAL COURT FOR THE WESTERN DISTRICT OF MISSOURI. THIS MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO LITIGATE WITH US IN MISSOURI THAN IN YOUR OWN STATE. THIS PROVISION MAY BE SUPERSEDED BY CERTAIN STATE LAWS (SEE THE ATTACHED STATE SPECIFIC ADDENDUM, if applicable)

SOME STATE FRANCHISE LAWS PROVIDE CHOICE OF LAW PROVISIONS ARE VOID OR SUPERSEDED

YOU MAY WANT TO INVESTIGATE WHETHER YOU ARE PROTECTED BY STATE FRANCHISE LAW

ANY PROVISION IN THE FRANCHISE AGREEMENT WHICH DESIGNATES JURISDICTION OR VENUE IN A FORUM OUTSIDE OF ILLINOIS IS VOID WITH RESPECT TO ANY CAUSE OF ACTION WHICH OTHERWISE IS ENFORCEABLE IN ILLINOIS, PROVIDED THE FRANCHISE AGREEMENT MAY PROVIDE FOR ARBITRATION IN A FORUM OUTSIDE ILLINOIS

THE FRANCHISOR MAY, IF IT CHOOSES, NEGOTIATE WITH YOU ABOUT ITEMS COVERED IN THE PROSPECTUS. HOWEVER, THE FRANCHISOR CANNOT USE THE NEGOTIATING PROCESS TO PREVAIL UPON A PROSPECTIVE FRANCHISEE TO ACCEPT TERMS WHICH ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS PROSPECTUS

FRANCHISOR HAS MINIMUM SALES PERFORMANCE STANDARDS THAT YOU MUST MAINTAIN. YOU MAY WANT TO CONSIDER THIS WHEN MAKING A DECISION TO PURCHASE THIS FRANCHISE OPPORTUNITY

THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE

Effective Date See the next page for state effective dates

STATE EFFECTIVE DATES

The following states require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington and Wisconsin

This Franchise Disclosure Document is registered, on file or exempt from registration in the following states having franchise registration and disclosure laws, with the following effective dates

California	
Hawaii	
Illinois	
Indiana	
Maryland	
New York	
North Dakota	
Rhode Island	
South Dakota	
Virginia	

The effective date of this Franchise Disclosure Document in all the other states is the June 30, 2012 issuance date

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