

# AIRE SERV®

HEATING & AIR CONDITIONING

a **neighborly**® company

## FRANCHISE DISCLOSURE DOCUMENT

AIRE SERV - 2021 FDD

US 130150971-10130150971-11

## FRANCHISE DISCLOSURE DOCUMENT



**AIRE SERV SPV LLC**  
a Delaware limited liability company  
1010 North University Parks Drive  
Waco, Texas 76707  
(254) 745-2422 or (800) 583-2662  
(254) 523-4500 (fax)  
[aireserv@nbly.com](mailto:aireserv@nbly.com) (email)  
[www.aireserv.com](http://www.aireserv.com) (website)

As a franchisee, you will install, maintain and repair certain residential and commercial heating, ventilating, air conditioning and indoor air quality services and equipment, sell and service water-based heating systems; perform related services and sell related products.

The total investment necessary to begin operation of an Aire Serv® franchise ranges from \$87,600 to \$216,400. This includes \$41,250 that must be paid to the franchisor and our affiliate. It does not include fees for additional territory (beyond the minimum 100,000), for which we charge \$400 per 1,000 population.

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 to you. To discuss the availability of disclosures in different formats, contact Bradley Stevenson, 1010 North University Parks Drive, Waco, Texas 76707, (254) 745-2400.

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](http://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: March 31, 2021, as amended ~~September 1~~ [January 4, 2021](#) ~~2022~~

## How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
<b>How much can I earn?</b>	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibits E & F.
<b>How much will I need to invest?</b>	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor's direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
<b>Does the franchisor have the financial ability to provide support to my business?</b>	Item 21 or Exhibit C includes financial statements. Review these statements carefully.
<b>Is the franchise system stable, growing, or shrinking?</b>	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
<b>Will my business be the only AIRE SERV business in my area?</b>	Item 12 and the "territory" provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
<b>Does the franchisor have a troubled legal history?</b>	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
<b>What's it like to be an AIRE SERV franchisee?</b>	Item 20 or Exhibits E & F lists current and former franchisees. You can contact them to ask about their experiences.

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