

**FRANCHISE DISCLOSURE DOCUMENT**

**AmericInn International, LLC**  
**A Minnesota limited liability company**  
**22 Sylvan Way**  
**Parsippany, NJ 07054**  
**(800) 758-8999**  
**www.AmericInn.com**

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Franchisees will own and operate hotels offering distinctive, high quality guest lodging accommodations and related services to the general public under the names “AmericInn<sup>®</sup>”, “AmericInn Lodge & Suites<sup>®</sup>”, and “AmericInn Hotel & Suites<sup>®</sup>” (each a “Chain Facility”, a “Facility” or an “AmericInn<sup>®</sup> Facility”) We estimate that the total investment necessary to construct and begin operation of a typical 3-story, 75-room AmericInn<sup>®</sup> Facility will range from \$4,908,070 – \$7,027,475 We estimate that the total investment necessary to begin operation of a 100-room conversion Facility will range from \$231,908 – \$3,381,334 The above amounts include a range of \$ 43,300 – \$66,475 that must be paid to the franchisor or an affiliate, but excludes the purchase price of the real estate and site preparation expenses

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 our Franchise Development Department at AmericInn International, LLC, 22 Sylvan Way, Parsippany, NJ 07054 or call (800) 758-8999

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, DC 20580 You can also visit the FTC's homepage 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 February 23, 2017, as amended October 3, 2017**

## 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 D 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.

- 1 THE FRANCHISE AGREEMENT REQUIRES YOU TO CONSENT TO THE NON-EXCLUSIVE JURISDICTION OF THE COURTS IN NEW JERSEY. OUT-OF-STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO LITIGATE WITH US IN NEW JERSEY THAN IN YOUR OWN STATE.
- 2 THE FRANCHISE AGREEMENT STATES THAT NEW JERSEY 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.
- 3 YOU WILL NOT RECEIVE AN EXCLUSIVE TERRITORY. YOU MAY FACE COMPETITION FROM OTHER FRANCHISEES, FROM OUTLETS THAT WE OWN, OR FROM OTHER CHANNELS OF DISTRIBUTION OR COMPETITIVE BRANDS THAT WE CONTROL.
- 4 IF YOUR OWNERS OF THE FACILITY ARE LOCATED IN A COMMUNITY PROPERTY OR TENANCY BY THE ENTIRETY – NO SEVERANCE STATE, YOUR OWNERS' SPOUSES MUST ALSO SIGN THE GUARANTY. YOUR SPOUSE MUST SIGN A DOCUMENT THAT MAKES YOUR SPOUSE LIABLE FOR ALL YOUR FINANCIAL OBLIGATIONS UNDER THE FRANCHISE AGREEMENT EVEN THOUGH YOUR SPOUSE HAS NO OWNERSHIP INTEREST IN THE FRANCHISE. THIS GUARANTEE WILL PLACE BOTH YOU AND YOUR SPOUSE'S MARITAL AND PERSONAL ASSETS, PERHAPS INCLUDING YOUR HOUSE, AT RISK IF YOUR FRANCHISE FAILS.
- 5 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	March 6, 2017, as amended October 3, 2017, Effective _____, 2017
Illinois	June 15, 2017, as amended October 3, 2017, Effective _____, 2017
Indiana	May 16, 2017, as amended October 3, 2017, Effective October 4, 2017
Maryland	March 7, 2017, as amended October 3, 2017, Effective October 4, 2017
Michigan	February 28, 2017, as amended October 3, 2017, Effective October 4, 2017
Minnesota	March 15, 2017, as amended October 3, 2017, Effective _____, 2017
New York	March 7, 2017, as amended October 3, 2017, Effective _____, 2017
North Dakota	March 7, 2017, as amended October 3, 2017, Effective _____, 2017
Rhode Island	February 28, 2017, as amended October 3, 2017, Effective _____, 2017
South Dakota	February 28, 2017, as amended October 3, 2017, Effective October 4, 2017
Virginia	June 2, 2017, as amended October 3, 2017, Effective _____, 2017
Washington	April 1, 2017, as amended October 3, 2017, Effective _____, 2017
Wisconsin	March 1, 2017, as amended October 3, 2017, Effective _____, 2017

**THIS DISCLOSURE DOCUMENT MAY NOT BE USED IN THE STATE OF HAWAII**

In all the other states, the effective date of this Franchise Disclosure Document is the issuance date of February 23, 2017, as amended October 3, 2017

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