

FRANCHISE DISCLOSURE DOCUMENT

AMERISPEC L.L.C.

A Delaware Limited Liability Company

150 Peabody Place, AMS-4825

Memphis, Tennessee 38103-3720

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Website: www.amerispec.com

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www.ownafranchise.com



The franchise offered is for the operation of a residential and commercial inspection business.

The total investment necessary to begin operation of an AmeriSpec franchise ranges from: \$60,050 to \$72,310 (for a new franchise) and \$53,550 to \$65,310 (for a conversion franchise). This includes \$28,800 that must be paid to the franchisor.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all agreements carefully. You must receive this disclosure document at least 14 calendar-days before you sign a binding agreement or make any payment 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 David Montanez at 150 Peabody Place, Memphis, Tennessee 38103 or at 901-597-8500.

The terms of your franchise agreement will govern your franchise relationship. Don't rely on the disclosure document alone to understand your franchise agreement. Read all of your franchise agreement carefully. Show your franchise agreement 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 of 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, N.W., Washington, D.C. 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. In addition, there may also be laws on franchising in your state. Ask your state agency or visit your public library for other sources of information on franchising.

The issuance date of this disclosure document is: April 24, 2019; amended August 6, 2019.

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 franchisor administrator listed in Exhibit C 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 EXIRES. 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 PERMITS THE FRANCHISEE TO ARBITRATE WITH AMERISPEC L.L.C. ONLY IN TENNESSEE. OUT-OF-STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT. IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN TENNESSEE THAN IN YOUR HOME STATE.
2. WE MAY TERMINATE YOUR FRANCHISE AGREEMENT IF YOU DO NOT REACH CERTAIN REVENUES AND MARKET SHARE IN YOUR BUSINESS IF YOUR AGREEMENT WITH US HAS GROWTH REQUIREMENTS.
3. THE FRANCHISE AGREEMENT STATES THAT THE LAW OF TENNESSEE GOVERNS THE AGREEMENT. THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.
4. ALTHOUGH THE FRANCHISE AGREEMENT PROVIDES THAT TENNESSEE LAW APPLIES, LOCAL LAW MAY SUPERSEDE IT IN YOUR STATE. PLEASE REFER TO ANY STATE-SPECIFIC ADDENDUM THAT MAY BE ATTACHED TO THE DISCLOSURE DOCUMENT.
5. PLEASE NOTE THAT 70% OF THE SERVICEMASTER COMPANY ASSETS ARE INTANGIBLE. YOU MAY WANT TO CONSIDER THIS WHEN MAKING A DECISION TO PURCHASE THIS FRANCHISE OPPORTUNITY.
6. YOU MUST PAY US MINIMUM SERVICE FEES OF \$280 EACH MONTH AND MINIMUM ADVERTISING FEES OF \$160 EACH MONTH, EVEN IF YOUR FRANCHISE BUSINESS HAS NO REVENUE.
7. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

We may use the services of one or more FRANCHISE BROKERS or referral sources to assist us in selling our franchise. A franchise broker or referral source represents us, not you. We pay this person a fee for selling our franchise or referring you to us. You should be sure to do your own investigation of the franchise.

State Effective date: see next page

The following states require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration:

STATE	EFFECTIVE DATE
CALIFORNIA	Exempt
HAWAII	7/15/19
ILLINOIS	Exempt
INDIANA	Not Registered
MARYLAND	Not Registered
MICHIGAN	Not Registered
MINNESOTA	Not Registered
NEW YORK	Not Registered
NORTH DAKOTA	Not Registered
RHODE ISLAND	Exempt
SOUTH DAKOTA	Not Registered
VIRGINIA	Not Registered
WASHINGTON	Not Registered
WISCONSIN	5/18/19

In all other states, the effective date of this Franchise Disclosure Document is the issuance date of:
April 24, 2019

This is a document preview downloaded from FranchisePanda.com. The full document is available for free by visiting: <https://franchisepanda.com/franchises/amerispec-inspection-services>