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FRANCHISE DISCLOSURE DOCUMENT

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**AVERIS INTERNATIONAL, LLC**
An Oregon Limited Liability Company760 West Stewart Avenue
Suite 200

Medford, Oregon 97501

Telephone: 855.428.3747

www.averis.comcontact@averis.com

Averis International, LLC (“we,” “us,” “our,” “Averis” and “APM”) offers franchises for the operation of real estate property management, maintenance and repair services for single family residences, condominiums, multi-family complexes and condominium/homeowner associations.

The total estimated investment necessary to begin operation of an Averis Property Management franchise ranges from \$51,675 to \$73,175. This includes the initial franchise fee and the fee for the Business Builder Package described in Items 5 and 7 that must be paid to us. For the initial 7 franchises sold (the “Founder’s Group”), there will be a discount of \$14,500 off the initial franchise fee.

In some instances we may determine at our sole discretion, based on population or other factors, that a particular franchise area qualifies as a “Small Market Franchise.” In that event the initial franchise fee will be reduced to \$14,750 and the total estimated investment will range from \$36,925 to \$58,425 including the Business Builder package. The Small Market Franchise will not qualify for a “Founder’s Group” discount and will generally have less than 100,000 in population within a 25 mile radius of the approved franchise location.

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, us or any of our affiliates 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 the Franchise Administration Department at 760 W. Stewart Avenue, Suite 200, Medford, Oregon 97501, Telephone (855) 428-3747.

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

We issued this Disclosure Document on June 1, 2012.

STATE COVER PAGE

Your state may have a franchise law that requires us 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 administrator listed in Exhibit "B" 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 RESOLVE DISPUTES WITH US FIRST BY MEDIATION IN MEDFORD, OREGON, AND IF THE DISPUTE REMAINS UNRESOLVED AFTER MEDIATION THEN THE DISPUTE MUST BE RESOLVED WITH US BY ARBITRATION ONLY IN MEDFORD, OREGON. OUT-OF-STATE MEDIATION OR ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO MEDIATE AND ARBITRATE WITH US IN MEDFORD, OREGON THAN IN YOUR OWN STATE.
2. THE FRANCHISE AGREEMENT STATES THAT OREGON 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. IF YOUR SPOUSE WILL BE ACTIVELY INVOLVED IN THE FRANCHISED BUSINESS, HE OR SHE MUST SIGN A PERSONAL GUARANTY MAKING YOUR SPOUSE JOINTLY AND SEVERALLY LIABLE AND PLACING YOUR SPOUSE'S PERSONAL ASSETS AT RISK.
4. 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.

A chart of State Effective Dates is located on the following page:

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