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DEPARTMENT OF  
BUSINESS OVERSIGHT  
SAN FRANCISCO**FRANCHISE DISCLOSURE DOCUMENT**

**BETTER HOMES REALTY, INC**  
A Nevada corporation  
1160 N TOWN CENTER DR , SUITE #110  
LAS VEGAS, NV 89144  
(877) 985-8988  
FAX (702) 895-8998  
www betterhomesus com  
chuckscoble@avalar biz

BETTER HOMES REALTY, INC franchises *Better Homes Realty* real estate brokerage offices that specialize in the sale and leasing of residential and commercial properties

The estimated total investment necessary to begin operation of a Better Homes Realty, Inc franchise is between \$43,200 00 and \$333,000 00 This includes \$12,000 00 or \$15,000 00, depending on the payment method you choose, that must be paid to the franchisor The initial franchise fee will increase by \$2,500 00 per office for each additional office that the franchisee owns on the date the franchise is initially granted

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 Chuck Scoble at the above address and telephone number

The terms of your contract will govern your franchise relationship Don't rely on the disclosure document alone to understand your contract Read your entire 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 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 also may be laws on franchising in your state Ask your state agencies about them

Issuance Date September 18, 2015

## 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 CERTIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.**

Call the state franchise 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 BY MEDIATION AND LITIGATION ONLY IN NEVADA. OUT-OF-STATE MEDIATION AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO MEDIATE AND LITIGATE WITH US IN NEVADA THAN IN YOUR OWN STATE.
- 2 THE FRANCHISE AGREEMENT STATES THAT NEVADA 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 THE FRANCHISOR'S AUDITOR HAS EXPRESSED CONCERN, GIVEN THE FRANCHISOR'S SUBSTANTIAL LOSSES, WHETHER THE FRANCHISOR HAS THE ABILITY TO CONTINUE AS A GOING CONCERN.
- 4 53 OFFICES LEFT THE SYSTEM AND 19 JOINED THE SYSTEM DURING OUR LAST FISCAL YEAR FOR A NET LOSS OF 34 OFFICES OR 38% OF OUR OFFICES.
- 5 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

## 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

### State Effective Dates

California	Pending
Hawaii	Pending
Illinois	Pending
Indiana	March 23, 2015
New York	Pending
Washington	June 9, 2015

In all other states, the effective date of this Franchise Disclosure Document is the issuance date of September 18, 2015

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