

**BLDG.WORKS-USA BUSINESS GROUP, INC.**  
**AREA DEVELOPMENT FRANCHISE DISCLOSURE DOCUMENT**



JUL 26 2010



**BLDG.WORKS-USA BUSINESS GROUP, INC.**  
A Texas corporation  
2911 Esters Rd, #294  
Irving, Texas 75062  
Telephone: 1.888.800.2534

You will provide custodial and building maintenance services and will grant subfranchisees the right to provide these services, primarily to commercial customers, in a defined geographic area under the name "BLDG.-WORKS-USA®."

The total investment necessary to begin operation of an area development franchise ranges from \$145,500 to \$564,000. This includes the Area Development Franchise Fee, which ranges from \$100,000 to \$450,000, that must be paid to the franchisor or an Affiliate.

This Franchise Disclosure Document summarizes certain provisions of Your franchise agreement and other information in plain English. Read this Franchise Disclosure Document and all accompanying agreements carefully. You must receive this Franchise 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 Aji Pillai at 2911 Esters Rd., #294, Irving, Texas 75062, telephone: 1.888.800.2534.

The terms of Your contract will govern Your franchise relationship. Do not rely on the Franchise Disclosure Document alone to understand Your contract. Read all of Your contract carefully. Show Your contract and this Franchise Disclosure Document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this Franchise 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 Franchise 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.

Date of Issuance: 07/01/2010

## 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 E 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 AREA DEVELOPMENT AGREEMENT PERMITS YOU TO SUE US ONLY IN TEXAS. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO SUE US IN TEXAS THAN IN YOUR OWN STATE.**
2. **THE AREA DEVELOPMENT AGREEMENT STATES THAT TEXAS 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. **THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

We 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.

Effective Date: \_\_\_\_\_

## 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 Date
California	Not Yet Registered
Hawaii	Not Yet Registered
Illinois	Not Yet Registered
Indiana	05/16/09
Maryland	12/28/09
Michigan	04/13/10
Minnesota	Not Yet Registered
New York	Not Yet Registered
North Dakota	Not Yet Registered
Rhode Island	10/06/09
South Dakota	Not Yet Registered
Virginia	Not Yet Registered
Washington	05/04/09
Wisconsin	10/17/09

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