

FRANCHISE DISCLOSURE DOCUMENT

BrightStar Senior Living Franchising, LLC
(an Illinois limited liability company)
1125 Tri-State Parkway Suite 700
Gurnee IL 60031
Telephone 888 684 8250
Facsimile 866 360 0393
www.brightstarseniorlivingfranchise.com
email franchise@brightstarseniorliving.com

RECEIVED LOS ANGELES OFFICE**FEB 19 2015**

The franchise is to operate an assisted living and memory care Facility under the BrightStar Senior Living® trademark providing various services for seniors and other individuals in need including residential assisted living memory care and ancillary services

The total investment necessary to begin operation of a BrightStar Senior Living® Facility franchise is \$1 255 483 to \$1 739 129 (if you intend to lease the Facility s land and building) and \$5 306 749 to \$7 877 713 (if you intend to buy the Facility s land and building depending on the state) This includes \$62 300 that must be paid to the franchisor or affiliate

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 corporate office at 1125 Tri-State Parkway Suite 700 Gurnee IL 60031 or via telephone at (888) 684 8250

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

Issuance date of this Franchise Disclosure Document February 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 VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.

Call the state franchise administrator listed in Exhibit A 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, ARBITRATION, AND LITIGATION ONLY IN CITY AND STATE WHERE WE HAVE OUR HEADQUARTERS AT TIME OF MEDIATION OR WHEN THE ACTION IS COMMENCED (IT CURRENTLY IS IN GURNEE, ILLINOIS). OUT-OF-STATE MEDIATION, ARBITRATION, AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO MEDIATE, ARBITRATE, AND LITIGATE WITH US IN OUR HOME CITY AND STATE THAN IN YOUR OWN STATE.
- 2 THE FRANCHISE AGREEMENT REQUIRES THAT ILLINOIS 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.

Effective Date: See the next page for state effective dates.

BRIGHTSTAR SENIOR LIVING FRANCHISING, LLC

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

| <u>STATE</u> | <u>EFFECTIVE DATE</u> |
|--------------|-----------------------|
| CALIFORNIA | _____ 2015 |
| FLORIDA | _____, 2015 |
| HAWAII | _____ 2015 |
| ILLINOIS | _____ 2015 |
| INDIANA | _____ 2015 |
| MARYLAND | _____ 2015 |
| MICHIGAN | _____ 2015 |
| NEW YORK | _____ 2015 |
| UTAH | _____ 2015 |
| WASHINGTON | _____, 2015 |

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

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