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Department of
Business Oversight

FRANCHISE DISCLOSURE DOCUMENT

Buddy's Franchising and Licensing LLC
A Florida Limited Liability Company
4705 S. Apopka Vineland Road, Suite 206
Orlando, Florida 32819
(813) 623-5461
www.buddyrents.com
Franchising@buddyrents.com

The franchise offered is for the operation of a rent-to-own (also referred to as lease purchase) home furnishings, electronics and appliances business under the name "BUDDY'S HOME FURNISHINGS."

The total investment necessary to begin operation of a BUDDY'S HOME FURNISHINGS retail business is \$385,166 to \$912,594. This includes \$100,860 to \$243,510 that must be paid to us or an affiliate. If you enter into a Development Agreement, your investment to begin operation of your first BUDDY'S HOME FURNISHINGS retail business will be as described above (minus the initial franchise fee for the first BUDDY'S HOME FURNISHINGS retail business that will be paid as part of the development fee under the Development Agreement), and you will pay us a development fee due in connection with signing the Development Agreement. The development fee will be \$25,000 for your first BUDDY'S HOME FURNISHINGS retail business to be developed under the Development Agreement and 40% of the initial franchise fee for each additional BUDDY'S HOME FURNISHINGS retail business to be developed under the Development Agreement. You must commit to develop a minimum of two BUDDY'S HOME FURNISHINGS retail businesses under the Development Agreement.

This Disclosure Document summarizes certain provisions of your franchise agreement, development 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 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 Michael Bennett at 4705 S. Apopka Vineland Road, Suite 206, Orlando, Florida 32819 and (813) 623-5461.

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 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 on franchising.

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

Issuance Date: April 30, 2019.

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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, about other franchisors, 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 AND DEVELOPMENT AGREEMENT REQUIRE YOU TO MEDIATE, ARBITRATE OR LITIGATE ONLY IN THE CITY OF OUR CORPORATE HEADQUARTERS (CURRENTLY ORLANDO, FLORIDA). OUT OF STATE MEDIATION, ARBITRATION OR LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO MEDIATE, ARBITRATE OR LITIGATE WITH US IN THE CITY OF OUR CORPORATE HEADQUARTERS THAN IN YOUR HOME STATE.
2. THE FRANCHISE AGREEMENT AND DEVELOPMENT AGREEMENT STATE THAT THE LAWS OF THE STATE OF FLORIDA GOVERN 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 FRANCHISE AGREEMENT REQUIRES YOU TO ATTAIN OR EXCEED THE MINIMUM PERFORMANCE REQUIREMENTS FOR YOUR BUSINESS. IF YOU FAIL TO MEET THE REQUIRED MINIMUM, YOU MAY BE REQUIRED TO MEET WITH US, UNDERTAKE ADDITIONAL TRAINING, OR TAKE OTHER CORRECTIVE ACTION. FAILURE TO MEET THE REQUIREMENTS MAY ALSO RESULT IN THE TERMINATION OF YOUR FRANCHISE AGREEMENT.
4. YOUR SPOUSE MUST SIGN A DOCUMENT THAT MAKES YOUR SPOUSE LIABLE FOR ALL YOUR FINANCIAL OBLIGATIONS UNDER THE FRANCHISE AGREEMENT EVEN THOUGH YOUR SPOUSE HAS NO OWNERSHIP INTEREST IN THE FRANCHISE. THIS GUARANTEE WILL PLACE BOTH YOU AND YOUR SPOUSE'S MARITAL AND PERSONAL ASSETS, PERHAPS INCLUDING YOUR HOUSE, AT RISK IF YOUR FRANCHISE FAILS.
5. 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.

Effective Date: See next page for state effective dates.

STATE EFFECTIVE DATES

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	
Florida (exemption)	June 22, 2018
Hawaii	Not Filed
Illinois	
Indiana	
Kentucky (exemption)	April 15, 2013
Maryland	
Michigan	May 18, 2018
Minnesota	Not Filed
Nebraska (exemption)	April 15, 2013
New York	
North Dakota	
Rhode Island	
South Dakota	
Texas (exemption)	April 15, 2013
Utah (exemption)	June 22, 2018
Virginia	
Washington	
Wisconsin	Not Filed

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