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DEPARTMENT OF
BUSINESS OVERSIGHT
SAN FRANCISCO**FRANCHISE DISCLOSURE DOCUMENT****Subfranchisor/Area Operator:**

FCDK, Inc.
dba CleanNet of Northern California
2920 Prospect Park Drive, Suite 218
Rancho Cordova, California 95670
(916) 631-7878
fgilani@cleannetusa.com

Licensor:

CleanNet U.S.A, Inc.
2010 Corporate Ridge, Suite 700
McLean, Virginia 22102
(800) 735-8838
stessier@cleannetusa.com
www.cleannetusa.com

As a CleanNet® franchisee, you will open and operate an independent commercial cleaning business that specializes in janitorial services and building maintenance and related services.

The total investment necessary to begin operation of an independent CleanNet franchised business ranges from \$10,305 to \$97,950. This includes an initial fee that must be paid to the subfranchisor that ranges from \$6,600 to \$83,000, depending on the franchise package that you choose. This estimate does not include any real estate costs.

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, franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no government agency has verified the information contained in this document.**

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 ("FTC"). 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 be laws on franchising in your state. Ask your state agencies about them.

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CleanNet-CA (Northern)-0415

STATE COVER PAGE

Your state may have a franchise law that requires the 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 C 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 FACTOR before you buy this franchise:

1. YOU MUST SIGN A GUARANTY MAKING YOU PERSONALLY LIABLE FOR THE FRANCHISE'S OBLIGATION.
2. FOR MORE INFORMATION, YOU ARE ADVISED TO REVIEW THE BROCHURE "BUYING A JANITORIAL SERVICES FRANCHISE", LOCATED ON THE CALIFORNIA DEPARTMENT OF BUSINESS OVERSIGHT'S WEBSITE AT http://www.dbo.ca.gov/Licensees/franchise_investment_law/pdf/janitorial.pdf.
3. THERE MAY BE RISKS CONCERNING THIS FRANCHISE.

California Effective Date: [_____]

CALIFORNIA NOTICE

THE CALIFORNIA FRANCHISE INVESTMENT LAW REQUIRES THAT A COPY OF ALL PROPOSED AGREEMENTS RELATING TO THE SALE OF THE FRANCHISE BE DELIVERED TOGETHER WITH THE DISCLOSURE DOCUMENT.

SEE "CALIFORNIA ADDENDUM TO DISCLOSURE DOCUMENT" FOR MODIFICATIONS TO THIS DISCLOSURE DOCUMENT.

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