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## FRANCHISE DISCLOSURE DOCUMENT

### ENVIRONMENT CONTROL BUILDING MAINTENANCE COMPANY

A California Corporation  
6525 Mineral Drive  
Coeur d'Alene, Idaho 83815-8788  
(208) 772-8200  
[www.environmentcontrol.com](http://www.environmentcontrol.com)  
[Chris@environmentcontrol.com](mailto:Chris@environmentcontrol.com)

The franchise consists of an exclusive territory in which a building maintenance service is operated under the name of Environment Control

A Franchisee has the option of selecting one of three franchise systems. The total investment necessary to begin operation of a "Metropolitan" Environment Control franchise is \$70,000. This includes \$70,000 that must be paid to us or our Affiliate. The total investment necessary to begin operation of a "Community" Environment Control franchise is \$60,000. This includes \$60,000 that must be paid to us or our Affiliate. The total investment necessary to begin operation of a "Local" Environment Control franchise is \$50,000. This includes \$50,000 that must be paid to us or our Affiliate.

This disclosure document summarizes certain provision 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 any affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency 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 Chris Schneider at 6525 Mineral Drive, Coeur d'Alene, Idaho 83815-8788 and (208) 772-8200, Ext. 119.

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, 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.

Issuance Date July 1, 2013

## 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 J 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 a franchise.

**THE FRANCHISE AGREEMENT STATES THAT THE LAW OF THE JURISDICTION WHERE THE FRANCHISE IS LOCATED GOVERNS THE AGREEMENT.**

**THE FRANCHISE AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION ONLY IN THE STATE WHERE THE FRANCHISE IS LOCATED.**

**THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

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

**Disclosure Document  
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Exhibit A	Financial Statements
Exhibit B	<input type="checkbox"/> Metropolitan Franchise Agreement or
Exhibit C	<input type="checkbox"/> Community Franchise Agreement or
Exhibit D	<input type="checkbox"/> Local Franchise Agreement
Exhibit E	California Franchise Agreement Addendum
Exhibit F	State Law Addendum
Exhibit G	Promissory Note used for partial financing of the franchise fee (see Item 10)
Exhibit H	<input type="checkbox"/> Chart showing the costs for Development Expenses for the Metropolitan and Community Franchise Agreements (see Item 5) or
Exhibit I	<input type="checkbox"/> Chart showing the costs for Development Expenses for the Local Franchise Agreement (see Item 5)
Exhibit J	Names and Addresses of State Regulatory Authorities and Registered Agents in States
Exhibit K	Statement of Franchisee

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