

**ENVIRONMENT CONTROL BUILDING MAINTENANCE COMPANY
FRANCHISE DISCLOSURE DOCUMENT
FOR CALIFORNIA**

a California Corporation

d/b/a Environment Control
Franchisor (referred to as "EC" throughout this document)

Received
LA Mailroom

MAY 10 2019

Department of
Business Oversight

Street Address:
6525 North Mineral Drive
Coeur d'Alene, ID 83815-8788

Mailing Address:
P. O. Box 2000
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Contacts:

Jeff LaBenne	(Ext. 148 or jeff@environmentcontrol.com)
Doug Kraft	(Ext. 124 or doug@environmentcontrol.com)
Jim Hennessy	(Ext. 117 or jim@environmentcontrol.com)

Website: www.environmentcontrol.com
Franchise Sales Website: www.ecfranchise.com

Service Marks:

1. Environment Control
2. It's About Lives
3. Environment Control
A Building Service Company

Trademark Logo:



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 fourteen (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, 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 Jeff LaBenne (Ext. 148), Doug Kraft (Ext. 124), or Jim Hennessy (Ext. 117) at (208)772-8200, or at 6525 North Mineral Drive, Coeur d'Alene, Idaho 83815-8788.

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 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 11, 2019

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: July 11, 2019

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