

**FRANCHISE DISCLOSURE DOCUMENT**  
**GUARDIAN PROPERTY SERVICES FRANCHISING, LLC**  
**DBA: GUARDIAN PROPERTY SERVICES**  
An Idaho Company  
2101 Nursery Street Moscow, Idaho 83843, Phone: 208-882-3511



[www.HelpmeGuardian.com](http://www.HelpmeGuardian.com)

The franchise offered is a dedicated to being the premier full service home and property maintenance provider in the Aging-in-Place services industry. Franchisees of Guardian Property Services will be utilizing the experience and coaching of the Guardian Property Services management team and support staff and will benefit from the growing industry trend of seniors staying in their homes longer and a business model that has proven to be successful despite difficult economic conditions. This industry has changed a great deal over the past ten years. The goal is to access the right people with property management and maintenance backgrounds to grow their business and abide by the proven Guardian Property Services system.

Guardian Property Services has created and designed the systems that most efficiently delivers home maintenance services to its clients. The business model is structured well and from a franchise perspective, there is a growing market that requires the capability and bandwidth of new offices and partners that can offer the same suite of services to clients in domestic and international markets. The growth of the market demands that Guardian Property Services is able to expand and open new locations that can deliver the same quality services and value as the flagship location in Moscow, Idaho. The Franchised business model operates under the "Guardian" brand name.

The total investment necessary to begin operations of Guardian Property Services Franchise is \$44,450-\$81,400. This includes \$25,000 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 us at Guardian Property Services Franchising, LLC, 2101 Nursery Street Moscow, Idaho 83843, 208-882-3511.

The terms of your contract will govern your franchise relationship. Don't rely on this 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.

**Date of Issuance: 1/05/2016**

## **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 THE 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 THAT MOST DISPUTES BE SUBMITTED TO ARBITRATION IN IDAHO. OUT OF STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN IDAHO THAN IN YOUR HOME STATE.**
- 2. THE FRANCHISE AGREEMENT STATES THAT IDAHO LAW GOVERNS THE AGREEMENT, AND IDAHO LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS YOUR STATE'S LAW. YOU MAY WANT TO COMPARE THESE LAWS.**
- 3. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

**The Effective Date for this Franchise Disclosure Document for your state is listed on the page following the state cover pages.**

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