

**FRANCHISE DISCLOSURE
DOCUMENT****FRANCHISOR****Harcourts Pacific LLC****27372 Aliso Creek Road****Aliso Viejo, CA 92656****Telephone 949 599 1757**Department of
Business Oversight

APR - 1 2015

Sacramento Office

The franchise offered is for the operation of Harcourts real estate brokerage offices, which offers general real estate services, relating to the buying, selling, leasing, development, and management of real estate to the general public

The total investment necessary to begin operation of a Harcourts franchise ranges from one hundred fifty one thousand dollars (\$151,000.00) to three hundred sixty thousand dollars (\$360,000.00). This includes the initial franchise fee of twenty five thousand dollars (\$25,000.00) for a franchise, in which initial franchise fee must be paid to Harcourts Pacific LLC

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 fourteen (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**

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, such as 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, N W, 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 March 2, 2015

TABLE OF CONTENTS

Item 1	
The Franchisor and any Parents, Predecessors, and Affiliates	1
Item 2	
Business Experience	3
Item 3	
Litigation	4
Item 4	
Bankruptcy	4
Item 5	
Initial Fees	4
Item 6	
Other Fees	5
Item 7	
Estimated Initial Investment	7
Item 8	
Restrictions on Sources of Products and Services	8
Item 9	
Franchisee's Obligations	9
Item 10	
Financing	10
Item 11	
Franchisor's Assistance, Advertisement, Computer Systems Training	10
Item 12	
Territory	13
Item 13	
Trademarks	15
Item 14	
Patents, Copyrights and Proprietary Information	17
Item 15	
Obligation to Participate in the Actual Operation of the Franchise Business	18
Item 16	
Restrictions on What the Franchisee May Sell	18

Item 17	
Renewal, Termination, Transfer and Dispute Resolution	18
Item 18	
Public Figures	23
Item 19	
Financial Performance Representations	23
Item 20	
Outlets and Franchisee Information	23
Item 21	
Financial Statements	28
Item 22	
Contracts	32
Item 23	
Receipts	33

Exhibits

<u>Exhibit A</u>	Franchise Agreement
<u>Exhibit A-1</u>	Franchise Details
<u>Exhibit A-2</u>	Territory
<u>Exhibit A-3</u>	Independent Legal Advice
<u>Exhibit A-4</u>	Independent Business Advice
<u>Exhibit A-5</u>	Independent Accounting Advice
<u>Exhibit A-6</u>	Direct Debit Authority Form
<u>Exhibit A-7</u>	Right of First Refusal
<u>Exhibit A-8</u>	Harcourts Auctions
<u>Exhibit A-9</u>	Release in Connection with Franchise Renewal or Termination
<u>Exhibit B</u>	Financial Statements
<u>Exhibit B-1</u>	Guarantee of Performance [of Franchisor]
<u>Exhibit C</u>	List of State Agencies / Agents for Service of Process
<u>Exhibit D</u>	Operations Manual Table of Contents
<u>Exhibit E</u>	Disclosure Addenda for California and Hawaii
Exhibit F	List of Current and Former Franchisees
<u>Exhibit G</u>	Receipts

This is a document preview downloaded from FranchisePanda.com. The full document is available for free by visiting: <https://franchisepanda.com/franchises/harcourts>