

## FRANCHISE DISCLOSURE DOCUMENT



**Heits Building Services, Inc.**  
**A New Jersey Corporation**  
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Heits Building Services, Inc. ("Heits") offers qualified individuals the right to serve as a Master Franchisee and develop a designated development area by: (i) recruiting, soliciting, and entering into Heits' approved form of single-unit franchise agreement with, third parties to own and operate Heits Janitorial Businesses (as described in Item 1 of this Disclosure Document); (ii) soliciting and generating a minimum volume of commercial janitorial accounts to be serviced by these unit franchisees within the development area; and (iii) providing certain initial and ongoing support services to these unit franchisees within the development area (collectively, the "Master Franchise").

The total investment necessary to begin operation of a Heits Master Franchise ranges from \$294,750 to \$341,500 for a development area comprised of approximately 25,000 businesses (the "Development Area"), which includes \$100,000 to \$136,000 that must be paid to Franchisor or its affiliates prior to opening the Master Franchise.

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, us or an affiliate in connection with the proposed franchise sale. **Note, however, that no government 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 David P. Heitner of Heits Building Services, Inc., at 777 Terrace Avenue, Third Floor, Hasbrouck Heights, New Jersey 07604, Phone: (201) 288-7708 and Fax: (201) 288-7716.

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read your entire contract carefully. Show your contract and this disclosure statement to an advisor, like a lawyer or 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, DC 20580. You can also visit the FTC's home page at [www.ftc.gov](http://www.ftc.gov) for additional information on franchising. 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.

The Issue Date of this Disclosure Document is April 19, 2012.

## STATE EFFECTIVE DATES

The following States require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin. This Franchise Disclosure Document is registered, on file, or exempt from Registration in the following states having franchise registration and disclosure laws, with the following effective dates:

<u>State</u>	<u>Effective Date</u>
California	Pending Registration
Florida (exemption)	January 20, 2012
Hawaii	Pending Registration
Illinois	April 26, 2012
Indiana	May 2, 2012
Kentucky (one-time exemption)	Exempt
Maryland	Pending Registration
Michigan	Effective
Minnesota	Not Registered
Nebraska (one-time exemption)	Exempt
New York	Pending Registration
North Dakota	Not Registered
Rhode Island	Pending Registration
Texas (one-time exemption)	Exempt
Utah (exemption)	May 3, 2012
Virginia	Pending Registration
South Dakota	Not Registered
Washington	Pending Registration
Wisconsin	April 26, 2012

The effective date of this Disclosure Document in all other states is the Issue Date of April 19, 2012.

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