

HOME CLEANING

CENTERS OF AMERICA



FRANCHISE DISCLOSURE DOCUMENT

HOME CLEANING CENTERS OF AMERICA, INC., a Kansas corporation

4851 134th Street, Suite D

Leawood, Kansas 66209

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The Franchisor is offering a franchise for the operation of residential and commercial cleaning services under the name "Home Cleaning Centers of America."

The total investment necessary to begin operation of a Home Cleaning Centers of America franchise is from \$43,300 to \$45,300. This includes \$36,000 that must be paid to the Franchisor for the initial franchise fee, supplies and opening advertising.

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 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 a different format, contact Mike Calhoon at the number or web address listed above.

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 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, N.W. Washington DC 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.

The issuance date of this Disclosure Document is March 15, 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 F 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.

RISK FACTORS

1. **THE FRANCHISE AGREEMENT REQUIRES THE FRANCHISEE TO LITIGATE WITH THE FRANCHISOR ONLY IN THE STATE OF KANSAS. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO LITIGATE WITH THE FRANCHISOR IN KANSAS THAN IN YOUR HOME STATE.**
2. **THE FRANCHISE AGREEMENT STATES THAT KANSAS LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW**
3. **THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

See the following State Registration Page for the State Effective Dates.

ATTACHMENT 1 TO FRANCHISE DISCLOSURE DOCUMENT

The Date of registration of this Franchisor or exemption in the states listed below is as follows:

| State | Effective Date |
|--------------|-----------------------|
| Illinois | April 12, 2018 |
| Indiana | April 10, 2018 |
| Kentucky | Exempt |
| Minnesota | April 20, 2018 |
| Michigan | November 19, 2018 |
| Nebraska | Exempt |
| Texas | Exempt |
| Utah | Exempt |
| Washington | June 28, 2018 |

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