

FRANCHISE DISCLOSURE DOCUMENT



HomeTowne Studios, LLC
a Delaware Limited Liability Company
7815 Walton Parkway
New Albany, Ohio 43054
Telephone (614) 744-2600
www.redrooffranchising.com

The franchisee will own and operate a guest lodging facility under the HomeTowne Studios by Red Roof®, HomeTowne Studios & Suites®, HomeTowne Inn®, or HomeTown Inn® brand (a “HomeTowne Studios hotel”). HomeTowne Studios hotels offer hotel rooms and amenities for extended stay, temporary housing or transient visits.

The total investment necessary to begin operation of a HomeTowne Studios hotel franchise for a 124-room newly built hotel and for a 65-room conversion hotel are set forth in the table below:

Type of Hotel	Newly Built (124 Rooms)	Conversion (65 Rooms)
HomeTowne Studios by Red Roof, HomeTown Inn or HomeTowne Inn	\$10,411,393 - \$12,910,291	\$420,000 - \$1,354,100
HomeTowne Studios & Suites by Red Roof	\$10,486,393 - \$13,50,291	\$428,500 - \$1,362,100
Dual Brand Hotel (Red Roof Inn and HomeTowne Studios)	\$11,745,925 - \$14,619,155	\$693,268 - \$2,284,813
Dual Brand Hotel (Red Roof PLUS+ and HomeTowne Studios)	\$11,764,925 - \$14,643,155	Not applicable

These amounts do not include the cost of land or rent for the hotel location but do include the \$58,000 to \$69,200 that must be paid to the franchisor or its affiliates for HomeTowne Studios by Red Roof, HomeTown Inn, HomeTowne Inn, and HomeTowne Studios & Suites by Red Roof and the \$113,500 to \$125,900 that must be paid to the franchisor and its affiliates for Dual Brand Hotels.

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 Franchise Development, HomeTowne Studios, LLC, 7815 Walton Parkway, New Albany, Ohio 43054 or call 1-888-473-8861.

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 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 on information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

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How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Exhibit D.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor’s direction. Item 7 lists the initial investment to open. Item 8 describes the supplies you must use.
Does the franchisor have the financial ability to provide support to my business?	Item 21 or Exhibit A includes financial statements. Review these statements carefully.
Is the franchise system stable, growing, or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only HomeTowne Studios hotel business in my area?	Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
Does the franchisor have a troubled legal history?	Items 3 and 4 tell you whether the franchisor or its management have been involved with material litigation or bankruptcy proceedings.
What is it like to be a HomeTowne Studios hotel franchisee?	Exhibit D lists current and former franchisees. You can contact them to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

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