

**INTERO FRANCHISE SERVICES, INC.
FRANCHISE DISCLOSURE DOCUMENT**

**INFORMATION FOR PROSPECTIVE FRANCHISEES
REQUIRED BY FEDERAL TRADE COMMISSION**

FRANCHISOR:

**INTERO FRANCHISE SERVICES, INC.
(a California corporation)
10275 North DeAnza Boulevard
Cupertino, California 95014
Telephone: (408) 342-8609
www.interofranchising.com**

TO PROTECT YOU, WE'VE REQUIRED YOUR FRANCHISOR TO GIVE YOU THIS INFORMATION. WE HAVEN'T CHECKED IT, AND DON'T KNOW IF IT'S CORRECT. IT SHOULD HELP YOU MAKE UP YOUR MIND. STUDY IT CAREFULLY. WHILE IT INCLUDES SOME INFORMATION ABOUT YOUR CONTRACT, DON'T RELY ON IT ALONE TO UNDERSTAND YOUR CONTRACT. READ YOUR ENTIRE CONTRACT CAREFULLY. BUYING A FRANCHISE IS A COMPLICATED INVESTMENT. TAKE YOUR TIME TO DECIDE. IF POSSIBLE, SHOW YOUR CONTRACT AND THIS INFORMATION TO AN ADVISOR, LIKE A LAWYER OR AN ACCOUNTANT. IF YOU FIND ANYTHING YOU THINK MAY BE WRONG OR ANYTHING IMPORTANT THAT'S BEEN LEFT OUT, YOU SHOULD LET US KNOW ABOUT IT. IT MAY BE AGAINST THE LAW.

THERE MAY ALSO BE LAWS ON FRANCHISING IN YOUR STATE. ASK YOUR STATE AGENCIES ABOUT THEM.

**FEDERAL TRADE COMMISSION
WASHINGTON, D.C. 20580**

The Date of Issuance of this Franchise Disclosure Document is:

April 28, 2008

AREA FRANCHISE DISCLOSURE DOCUMENT



Intero Franchise Services, Inc.
(a California corporation)
10275 North DeAnza Boulevard
Cupertino, California 95014
Telephone: (408) 342-8609
www.interorealestate.com

The name of the franchisor is Intero Franchise Services, Inc. You, as a sub-franchisor, will have the right to sell Intero Real Estate franchises in a designated territory. The services your Franchisees can offer includes leasing, listing, purchasing, referral, selling, trading and other services of a similar nature under the "Intero Real Estate Services[®]" service mark, or the "Resorts by Intero Real Estate Services[®]" service marks. You also have the right to acquire and operate one or more Intero franchises in your territory.

The initial non refundable franchise fee ranges from \$200,000 to \$2,000,000. The initial franchise fee will be based on a number of factors, including the geographic size of and population within your territory and the number of proposed real estate offices. The total estimated initial investment, including the initial franchise fee, ranges from \$320,200 to \$2,883,400. See Items 5 and 7.

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 any 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 form that is more convenient to you. To discuss the availability of disclosures in different formats, please contact Intero Franchise Services, Inc., Franchise Administration, 10275 N. De Anza Blvd, Cupertino, CA 95014.

The terms of your contract will govern your Franchise relationship. Do not 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 the 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., 20850. You can also visit your 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 effective date for this Franchise Disclosure Document is on April 28, 2008 or as listed in Exhibit E for your state.

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