

APR 12 2013

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****and****12900 Saratoga Avenue, Suite B****Saratoga, California 95070****Telephone: (408) 741-1600****www.interorealestate.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 ALL OF YOUR 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:

March 1, 2013

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(a California corporation)
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Cupertino, California 95014
and
12900 Saratoga Avenue, Suite B
Saratoga, California 95070
Telephone: (408) 741-1600
www.interorealestate.com

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

The total investment necessary to begin operation of an Intero master franchise business is between \$320,200 and \$2,883,400. This includes \$0 to \$2,000,000 that must be paid to franchisor or its affiliates. See Items 5 and 7.

This Franchise Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English. Read this Franchise Disclosure Document and all accompanying Agreements carefully. You must receive this Franchise 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 or grant. **Note, however that no governmental agency has verified the information contained in this document.**

You may wish to receive your Franchise 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, 12900 Saratoga Avenue, Suite B, Saratoga, CA 95070

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.

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