



Your Space to Find a Place[®]

FRANCHISE DISCLOSURE DOCUMENT

KEYRENTER FRANCHISE LLC

79 East Fort Union Blvd.

Midvale, Utah 84047

(801) 316-1500

www.Keyrenter.com

www.KeyrenterPropertyManagement.com

You will operate a Keyrenter Property Management business providing full service real estate management and rental services, focusing largely on single-family homes and condominium owners, as well as related property management services such as collecting rents, signing leases, and performing and coordinating maintenance and repairs.

We offer 3 franchise programs:

A single Standard Keyrenter Property Management franchise: You pay us a \$30,000.00 lump sum Franchise Fee when you sign the Franchise Agreement. This franchise fee is uniform. A Standard Keyrenter Property Management franchise is identified as a franchise purchased within a centralized metropolitan area that has a population that exceeds 100,000 people. We reserve the sole right to identify franchises as either Standard or Small Market.

If you already own a bona fide, existing residential property management company with at least 75 buildings/units under management and would like to purchase a Standard Keyrenter Property Management franchise, you pay us a \$15,000.00 lump sum. Whether or not your business qualifies as bona fide is solely at our discretion.

The total investment necessary to begin operation of a standard Keyrenter Property Management franchise ranges from \$52,000 to \$79,000. This includes the \$30,000.00 initial Franchise Fee that must be paid to the franchisor or affiliate.

The total investment necessary to begin operation of a standard Keyrenter Property Management franchise with a bona fide, existing residential property management company ranges from \$37,000 to \$64,000. This includes the \$15,000.00 initial Franchise Fee that must be paid to the franchisor or affiliate.

From time to time, there will be certain promotions at our discretion, until further notice, where we may discount the Franchise Fee because of contests or promotions up to \$5,000.00 off.

Keyrenter Franchise Disclosure Document

A single Small Market Keyrenter Property Management franchise: You pay us a \$15,000.00 lump sum Franchise Fee when you sign the Franchise Agreement. This franchise fee is uniform. A Small Market Keyrenter Property Management franchise is identified as a franchise purchased within an isolated or rural metropolitan area that has a population under 100,000 people. We reserve the sole right to identify franchises as either Standard or Small Market.

If you already own a bona fide, existing residential property management company with at least 40 buildings/units under management and would like to purchase a Small Market Keyrenter Property Management franchise, you pay us a \$7,500.00 lump sum. Whether or not your business qualifies as bona fide is solely at our discretion.

The total investment necessary to begin operation of a single Small Market Keyrenter Property Management franchise ranges from \$37,000 to \$64,000. This includes the \$15,000.00 initial Franchise Fee that must be paid to the franchisor or affiliate.

The total investment necessary to begin operation of a single Small Market Keyrenter Property Management franchise with a bona fide, existing residential property management company ranges from \$29,500 to \$ 55,500. This includes the \$7,500.00 initial Franchise Fee that must be paid to the franchisor or affiliate.

Multiple Keyrenter Property Management franchises: If you purchase two or more Keyrenter Property Management franchises, you will be given a 25% discount on the Franchise Fee for each franchise, which applies to both a Standard Keyrenter Property Management franchise and a Small Market Keyrenter Property Management franchise.

The total investment necessary to begin operation of Multiple Keyrenter Property Management franchise ranges from \$104,000.00 to \$158,000.00. This includes the initial Franchise Fees which range from \$9,000.00 to \$12,000.00 for Small Market franchises, and \$18,000.00 to \$24,000.00 for Standard franchises, that must be paid to the franchisor or affiliate.

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 affiliates 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 Disclosure Document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Aaron Marshall, 79 East Fort Union Blvd., Midvale, Utah 84047, (801) 316-1500

The terms of your contract will govern your franchise relationship. Don't rely on this 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 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

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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 of information on franchising.

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

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