

FRANCHISE DISCLOSURE DOCUMENT

MERRY MAIDS LIMITED PARTNERSHIP

A Delaware Limited Partnership
150 Peabody Place, MM-7500, Memphis, Tennessee 38103-3720
800-798-8000
franchisesales@merrymaids.com
www.merrymaids.com
www.ownafranchise.com

merry maids[®]

We grant franchises for house and window cleaning services for residential customers who do not have the time nor the desire to clean regularly.

The total investment necessary to begin operation of a Merry Maids franchise is based on the size of the market offered:

Full-Sized Market total investment is from \$90,750 to \$123,750. This investment includes \$44,500 to \$54,500 (depending on the number of Qualified Households and the number of Merry Maids customers being served in the market) that must be paid to the franchisor.

Mid-Sized Market total investment is from \$90,750 to \$113,750. This investment includes \$44,500 (depending on the number of Qualified Households and the number of Merry Maids customers being served in the market) that must be paid to the franchisor.

Small-Sized Market total investment is from \$86,750 to \$109,750. This investment includes \$40,500 (depending on the number of Qualified Households and the number of Merry Maids customers being served in the market) that must be paid to the franchisor.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all agreements carefully. You must receive this disclosure document at least 14 calendar-days before you sign a binding agreement or make any payment 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 Jared Klepko at 150 Peabody Place, Memphis, Tennessee 38103, or at 901-597-7574.

The terms of your franchise agreement will govern your franchise relationship. Don't rely on the disclosure document alone to understand your franchise agreement. Read all of your franchise agreement carefully. Show your franchise agreement 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 of 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 ("FTC"). You can contact the FTC at 1.877.FTC.HELP or by writing to the FTC at 600 Pennsylvania Avenue, N.W., Washington, D.C. 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. In addition, there may also be laws on franchising in your state. Ask your state agency or visit your public library for other sources of information on franchising.

The issuance date of this disclosure document is: April 2, 2018

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 franchisor administrator listed in Exhibit C 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.

Please consider the following **RISK FACTORS** before you buy this franchise:

1. **THE FRANCHISE AGREEMENT PERMITS THE FRANCHISEE TO SUE ONLY IN TENNESSEE. OUT-OF-STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO SUE MERRY MAIDS IN TENNESSEE THAN IN YOUR HOME STATE. THIS PROVISION IN THE FRANCHISE AGREEMENT MAY BE SUPERSEDED BY CERTAIN STATE LAWS. PLEASE REVIEW THE STATE-SPECIFIC ADDENDUM ATTACHED AS AN EXHIBIT TO THIS DISCLOSURE DOCUMENT FOR MORE INFORMATION.**
2. **THE FRANCHISE AGREEMENT STATES THAT TENNESSEE LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTION AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.**
3. **YOU WILL BE REQUIRED TO MAINTAIN A WEEKLY GROSS SALES LEVEL TO MAINTAIN AND RENEW YOUR FRANCHISE AGREEMENT.**
4. **PLEASE NOTE THAT 70.0% OF THE SERVICEMASTER COMPANY ASSETS ARE INTANGIBLE. YOU MAY WANT TO CONSIDER THIS WHEN MAKING A DECISION TO PURCHASE THIS FRANCHISE OPPORTUNITY.**
5. **YOUR SPOUSE MUST SIGN A GUARANTY MAKING THE SPOUSE JOINTLY AND SEVERALLY LIABLE FOR THE OBLIGATIONS UNDER THE FRANCHISE AGREEMENT WHICH ALSO PLACES YOUR PERSONAL ASSETS AT RISK.**
6. **THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

State Effective date: see next page

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