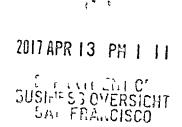
FRANCHISE DISCLOSURE DOCUMENT

FRANCHISE PANDA.COM

MOSSY OAK PROPERTIES, INC

A Delaware Corporation
6015 Highway 45 Alt South
Post Office Box 1096
West Point, Mississippi 39773
(662) 494-4139
mossyoakproperties.com
rbarefield@mossyoak.com





The franchise offered through this Disclosure Document is for the operation of a real estate brokerage office that places an emphasis on investment, recreational and rural properties

The total investment necessary to begin operation of a Mossy Oak Properties franchise is from \$25,250 to \$72,250 This includes \$15,000 00 that must be paid to us or our 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 an affiliate in connection with the proposed franchise sale. Note, however, that no governmental agency has verified the information contained in this document.

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

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

Issuance Date April 10, 2017 Non-Registration States



MOSSY OAK PROPERTIES, INC. STATE COVER PAGE

Your state may have a franchise law that requires a franchise 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 A VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT

Call the state administrators listed in Exhibit D 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 FRANCHSIE, 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

- THE FRANCHISE AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION ONLY IN MISSISSIPPI OUT-OF-STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN MISSISSIPPI THAN IN YOUR HOME STATE.
- THE FRANCHISE AGREEMENT STATES THAT MISSISSIPPI LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW YOU MAY WANT TO COMPARE LAWS
- 3 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.



STATE EFFECTIVE DATES

The following states require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington and Wisconsin

This Franchise Disclosure Document is registered, on file or exempt from registration in the following states having franchise registration and disclosure laws, with the following effective dates

California Pending 2017 Renewal

Illinois Pending 2017 Renewal

Indiana November 13, 2016

Michigan November 29, 2016

Minnesota Pending 2017 Renewal

North Dakota October 20, 2016

South Dakota September 8, 2016

Virginia December 17, 2016

Wisconsin September 7, 2016

nis is a document preview downloaded from FranchisePanda.com. The full document is available fo ee by visiting: https://franchisepanda.com/franchises/mossy-oak-properties	ır