



FRANCHISE DISCLOSURE DOCUMENT

For Use In:

Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Massachusetts, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, Tennessee, Texas, Vermont, West Virginia, Washington, D.C., and Wyoming

Pending In:

Florida, Hawaii, Maryland, Michigan, Minnesota, North Dakota, Rhode Island, South Dakota, Utah, Virginia, Washington and Wisconsin

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MR. ROOTER LLC
a Texas limited liability company
1010-1020 North University Parks Drive
Waco, Texas 76707
254/745-2500 or 800/583-8003
254/745-2501 (fax)
mrrooter@dwyergroup.com (e-mail)
www.mrrooter.com (website)

As a franchisee you will perform plumbing and plumbing repair services; sewer, drain and pipe cleaning services; water heater replacement; TV pipe inspection; line and leak detection; hydronics; the excavation, replacement and repair/relining of sewer lines; sale and service of water-based heating systems; and installation and service of lawn sprinkler systems. You may also perform other services, including grease trap pumping; the rental and maintenance of portable toilet facilities; the sale and service of private sewage systems; and other related services and products.

The total investment necessary to begin operation of a Mr. Rooter® franchise ranges from \$80,125 to \$188,800, plus any additional franchise fee or real estate costs, as described in Item 7. This includes \$32,599 (\$31,000 initial fee + \$1,599 software fee) that must be paid to the franchisor and our affiliate, ZorWare. It does not include fees for additional territory (beyond the minimum 100,000), for which we charge \$310 per 1,000 population, or fees for additional named software users (beyond 3 named users accessing our proprietary software, ZWare) for which ZorWare, charges \$175 for the next (4th) named user and \$75 for a fifth (5th) named user. You should determine any additional charges applicable to you based on the territory population and number of named users you plan to have. See Items 5 and 6.

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.**

You may wish to receive your disclosure document in another format that is more convenient to you. To discuss the availability of disclosures in different formats, contact Robert Tunmire, 1010-1020 North University Parks Drive, Waco, Texas 76707, 254/745-2400.

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.

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 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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