

## FRANCHISE DISCLOSURE DOCUMENT

Mr. Sandless Franchise LLC  
A Pennsylvania limited liability company  
2970 Concord Road  
Aston, PA 19014-2947  
(877) 994-WOOD/(610) 364-2080  
[www.MrSandless.com](http://www.MrSandless.com)  
[Info@MrSandless.com](mailto:Info@MrSandless.com)



Under this Disclosure Document, we grant two different franchises which may be awarded together or separately. We offer a Mr. Sandless franchise where you will operate an independently owned professional business providing marketing, sales and performance of interior wood floor refinishing, wood floor care, wood floor cleaning and floor maintenance. We also offer a Dr. DecknFence franchise where you will operate an independently owned professional business providing marketing, sales and performance of exterior wood refinishing, wood care, wood cleaning and wood maintenance, concrete cleaning and sealing, and other forms of outdoor refinishing, cleaning and maintenance.

The total investment necessary to begin operation of a franchise is \$26,810 to \$87,385. This includes between \$5,000 to \$50,000 that must be paid to the franchisor and/or its affiliate, as appropriate.

If you sign a multi-unit option agreement to develop multiple Mr. Sandless franchises, you will pay a \$5,000 option fee for each additional franchised business you wish to develop, plus an additional territory fee of \$10,000 for each additional franchised business you wish to develop. Your total initial investment will depend on the number of franchised businesses you will develop. If you choose to develop 3 additional franchised businesses, the estimated initial investment for the multi-unit option is \$41,810 to \$102,385. This includes \$20,000 to \$58,000 that must be paid to the franchisor and/or its affiliate, as appropriate. The multi-unit option is not available for Dr. DecknFence franchises.

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 Daniel J. Prasalowicz at 2970 Concord Road, Aston, PA 19014-2947 or call (877) 994-WOOD/(610) 364-2080.

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, DC 20580. You can also visit the FTC’s home page at [www.ftc.gov](http://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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## 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 franchise administrator listed in Exhibit A 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 AND MULTI-UNIT OPTION AGREEMENT REQUIRE YOU TO RESOLVE DISPUTES WITH US BY MEDIATION OR LITIGATION (IF MEDIATION IS NOT SUCCESSFUL) ONLY IN PENNSYLVANIA. OUT-OF-STATE MEDIATION AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO MEDIATE OR LITIGATE WITH US IN PENNSYLVANIA THAN IN YOUR OWN STATE.

2. THE FRANCHISE AGREEMENT AND MULTI-UNIT OPTION AGREEMENT STATE THAT PENNSYLVANIA LAW GOVERNS THE AGREEMENTS. THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.

3. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

Effective date: See the next page for state effective dates

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