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FRANCHISE DISCLOSURE DOCUMENT
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CHICAGO FRANCHISE SYSTEMS, INC.
an Illinois corporation
(formerly known as "Nancy's Enterprises, Inc.")
18861 90th Avenue
Suite H
Mokena, Illinois 60448
(708) 478-8440
www.nancypizza.com
franchise@chicagofranchise.com



The Franchisee will own and operate a Nancy's Pizza Restaurant (formerly known as a "Nancy's Pizza Express Restaurant" and a "Nancy's Pizzeria") which offers for sale to the general public a variety of pizza, pasta, sandwiches and other approved menu items using the service marks and trade secrets owned by or licensed to Chicago Franchise Systems, Inc.

The total investment necessary to begin operation of a Nancy's Pizza Restaurant franchise is from \$292,590 to \$603,590. This includes \$30,000 that must be paid to the Franchisor.

If the Franchisee wishes to develop multiple franchises within a certain geographic area and act as a Business Manager within that geographic area, the Franchisee will also pay the Franchisor an area development fee ranging from \$10,000 to \$2,000,000 depending upon the size and location of the development area and the number of Nancy's Pizza Restaurants to be developed. In such event, the range of the total investment necessary to begin operation of a Nancy's Pizza franchise is from \$302,590 to \$2,603,590.

This Franchise Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English. Read this Franchise Disclosure Document and all accompanying agreements carefully. You must receive this Franchise 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 government agency has verified the information contained in this document.

You may wish to receive your Franchise Disclosure Document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact David C. Howey, Jr. at Chicago Franchise Systems, Inc., 18861 90th Avenue, Suite H, Mokena, Illinois 60448, (708) 478-8440.

The terms of your contract will govern your franchise relationship. Don't rely on the Franchise Disclosure Document alone to understand your contract. Read all of your contract carefully. Show your contract and this Franchise Disclosure Document to an advisor, like a lawyer or accountant.

Buying a franchise is a complex investment. The information in this Franchise 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 Franchise 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 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.

Issuance date: _____

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 FRANCHISE DISCLOSURE DOCUMENT.

Call the California Department of Corporations (866/275-2677) 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.

Special Risk Factors:

- 1. THE FRANCHISE AGREEMENT REQUIRES THAT CERTAIN DISAGREEMENTS BE SETTLED BY ARBITRATION IN ILLINOIS. OUT OF STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT. IT MAY ALSO COST MORE TO ARBITRATE WITH CHICAGO FRANCHISE IN ILLINOIS THAN IN YOUR HOME STATE.**
- 2. THE FRANCHISE AGREEMENT STATES THAT ILLINOIS LAW GOVERNS THE AGREEMENT AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.**
- 3. WE DO NOT OWN THE TRADEMARKS YOU ARE LICENSED TO USE.**
- 4. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.**

Effective Date: _____

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