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NMC Franchising, L.L.C.

Franchise Disclosure Document



FRANCHISE DISCLOSURE DOCUMENT

NMC Franchising, L.L.C.

a Delaware limited liability company

1801 130th Ave N.E.

Bellevue, Washington 98005

425-881-0500

www.natmainco.com

NMC Franchising, LLC offers franchises to business owners to operate a National Maintenance Contractors™ building maintenance services business. We grant franchises for five years, and we provide franchisees with an opportunity to enter the facility maintenance industry and in addition allow access to business services accounts we contract with, to fulfill various elements of our contract such as janitorial, custodial or other building maintenance services.

The initial franchise fee is \$5,000 for the rights operate a franchise. Additionally, to support the launch of the franchise, the franchise fee also provides you access to up to \$1,000 in monthly billings with access to building maintenance services for our customers. You are able to solicit and serve an unlimited number of customers directly so long as they are not existing NMC customers. We offer franchisees the opportunity to increase the number of our building maintenance customer accounts they can access for an additional fee, provided they meet our qualifications.

The total investment necessary to begin operation of a National Maintenance Contractors franchise is \$ 16,350-\$ 33,750. This includes \$ 8,000 - \$ 10,000 that must be paid to the franchisor or 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, us 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 disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Jesse Wilmore at (800) 347-7844. 1801 130th AVE NE Bellevue, WA 98005.

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 Ave, NW, Washington, DC 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency listed on Exhibit B 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:

04/18/12

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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 B** 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 REQUIRES YOU TO RESOLVE DISPUTES WITH US BY LITIGATION OR ARBITRATION ONLY IN MINNESOTA. OUT-OF-STATE LITIGATION OR ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO LITIGATE OR ARBITRATE WITH US IN MINNESOTA THAN IN YOUR OWN STATE.
2. THE FRANCHISE AGREEMENT STATES THAT WASHINGTON 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. THE TERM OF THE FRANCHISE AGREEMENT IS FIVE YEARS AND UPON RENEWAL YOU MUST SIGN OUR THEN-CURRENT FORM OF FRANCHISE AGREEMENT WHICH WILL BE MATERIALLY DIFFERENT THAN THE CURRENT FORM OF FRANCHISE AGREEMENT INCLUDED IN THIS DISCLOSURE DOCUMENT.
4. THE FRANCHISOR IS A DEVELOPMENT STAGE COMPANY WITH LIMITED FRANCHISE OPERATING HISTORY TO ASSIST A PROSPECTIVE FRANCHISEE IN DECIDING TO MAKE THIS INVESTMENT.
5. THE FRANCHISE HAS LIMITED FINANCIAL RESOURCES WHICH MIGHT NOT BE ADEQUATE TO FUND THE FRANCHISOR'S PRE-OPENING OBLIGATIONS TO EACH FRANCHISE AND PAY OPERATING EXPENSES.
6. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

Effective Date: See the next page for state effective dates

04/18/12

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