

**PETS ARE INN®**

## **FRANCHISE DISCLOSURE DOCUMENT**

Pets Are Inn, Inc.  
7625 Metro Boulevard, Suite 120  
Edina, Minnesota 55439  
Telephone Number (952) 944-8298  
**Website: [www.petsareinn.com](http://www.petsareinn.com)**  
**Email: [jplatt@petsareinn.com](mailto:jplatt@petsareinn.com)**

The franchisee will engage in the business of owning and operating a PETS ARE INN Business that provides an alternative pet boarding service of high quality and distinctive nature.

The estimated total initial investment for your first PETS ARE INN business ranges from \$79,950 to \$105,150, including \$74,000 to \$75,000 you must pay the Franchisor. If you elect to enter into a Territory Development Agreement for the right to open multiple PETS ARE INN businesses, your estimated total initial investment ranges from \$127,750 to \$375,150, including \$118,000 to \$250,000 you must pay the Franchisor (rights to 2 to 6 Territories).

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 government agency has verified the information contained in this document.**

We offer the options of delivery of our Disclosure Document by paper copy, email, CD-rom, and downloading from our website. To discuss the criteria needed in order to receive our Disclosure Document before you meet with the Franchisor in person, contact James Platt, at 7625 Metro Blvd, Suite 120, Edina, Minnesota 55439 [telephone number (952) 944-8298] or by email: [jplatt@petsareinn.com](mailto:jplatt@petsareinn.com).

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 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 ("FTC"). You can contact the FTC at 1-888-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.

The Issuance Date of this Franchise Disclosure Document is June 11, 2020.

## STATE COVER PAGES

### How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
<b>How much can I earn?</b>	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibits C and D.
<b>How much will I need to invest?</b>	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor’s direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
<b>Does the franchisor have the financial ability to provide support to my business?</b>	Item 21 or Exhibit A includes financial statements. Review these statements carefully.
<b>Is the franchise system stable, growing, or shrinking?</b>	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
<b>Will my business be the only Pets Are Inn business in my area?</b>	Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
<b>Does the franchisor have a troubled legal history?</b>	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
<b>What’s it like to be a Pets Are Inn franchisee?</b>	Item 20 or Exhibits C and D list current and former franchisees. You can contact them to ask about their experiences.

<b>What else should I know?</b>	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.
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