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**FRANCHISE DISCLOSURE DOCUMENT**

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PuroSystems, LLC  
A Florida Limited Liability Company  
6001 Hiatus Road, Suite 13  
Tamarac, FL 33321  
800-775-7876 or 954-722-6618  
www.PuroClean.com  
www.PuroCleanopportunity.com

DEPARTMENT OF  
BUSINESS OVERSIGHT  
SAN FRANCISCO



We offer a PUROCLEAN® Franchise Business which provides (a) drying, remediation, mitigation and cleaning services along with structure repair on property casualty losses and related forms of property damage, and (b) purification, remediation, mitigation and cleaning of HVAC systems, indoor air, structures, real property and personal property whether or not damaged by a casualty loss. You do not need any specific prior experience to operate a PUROCLEAN® business.

The total investment necessary to begin operation of a PUROCLEAN business within a territory of up to 100,000 people ranges from \$71,205 to \$94,820 (with financing of vehicle and Equipment and Supplies Package), and \$160,755 to \$182,780 (with purchase of vehicle and Equipment and Supplies Package). This includes \$53,500 that must be paid to us or our affiliates.

The total investment necessary to begin operation of a conversion PUROCLEAN® business within a territory of up to 100,000 people ranges from \$45,650 to \$92,220 (with financing of vehicle and Equipment and Supplies Package) and \$45,650 to \$182,132 (with purchase of vehicle and Equipment and Supplies Package). This includes \$30,000 to \$45,500 that must be paid to us or our affiliates.

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.**

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 Maria Hernandez at 6001 Hiatus Road, Suite 13, Tamarac, Florida 33321, (800) 775-7876.

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 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 PERMITS THE FRANCHISEE TO ARBITRATE AND LITIGATE ONLY IN FLORIDA. OUT OF STATE ARBITRATION AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO ARBITRATE OR LITIGATE WITH THE FRANCHISOR IN FLORIDA THAN IN YOUR HOME STATE.
- 2 THE FRANCHISE AGREEMENT STATES THAT THE LAW OF FLORIDA GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. LOCAL LAW MAY SUPERSEDE CERTAIN FRANCHISE AGREEMENT PROVISIONS. YOU MAY WANT TO COMPARE THESE LAWS.
- 3 YOU MUST MAKE AN ANNUAL PURCHASE OF PRODUCTS FROM OUR AFFILIATE OF 2% OF YOUR GROSS RECEIPTS, EVEN IF THE PRODUCTS HAVE NOT SOLD. THIS REQUIREMENT ALSO RESTRICTS YOUR ABILITY TO ACQUIRE A CHEAPER SUPPLIER. ALL OF WHICH MAY IMPACT YOUR GROSS REVENUE.
- 4 YOU WILL NOT RECEIVE AN EXCLUSIVE TERRITORY AND MAY FACE COMPETITION FROM OTHER FRANCHISEES, FROM OUTLETS THAT WE OWN, OR FROM OTHER CHANNELS OF DISTRIBUTION OR COMPETITIVE BRANDS THAT WE CONTROL AND THAT ARE AFFILIATED WITH US.
- 5 THE FRANCHISE AGREEMENT CONTAINS A PROVISION REQUIRING YOU TO PAY US \$100,000 OR FIVE YEAR'S MONTHLY AVERAGE ROYALTY AND MARKETING FEES IF YOU DEFAULT OR TERMINATE THE FRANCHISE RELATIONSHIP PREMATURELY.
- 6 YOU MUST SIGN A GUARANTEE MAKING YOU PERSONALLY LIABLE FOR THE FRANCHISE'S OBLIGATIONS.
- 7 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

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