

FRANCHISE DISCLOSURE DOCUMENT

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PROPERTY MANAGEMENT BUSINESS SOLUTIONS, LLC

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www.realpropertymgmt.com



A Real Property Management franchise permits you to operate a business providing property management services for single-family and condominium homeowners, including the management of maintenance and repair services and rent collection.

We offer two kinds of franchises:

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(1) A ~~single~~ Standard Real Property Management franchise. A ~~single~~ Standard Real Property Management franchise is a franchise purchased within ~~an isolated~~ metropolitan area that has a population of more than 50,000 people. The total investment necessary to begin operation of a ~~single~~ Standard Franchise ranges from \$~~5076,550~~ to \$~~73,40099,900~~. This includes \$~~3040,000~~ that must be paid to the Franchisor or an affiliate.

(2) A ~~single~~ Small Market Real Property Management franchise. A Small Market Real Property Management franchise is a franchise purchased within an isolated metropolitan area that has a population of less than 50,000 people. The total investment necessary to begin operation of a ~~single~~ Small Market franchise ranges from \$~~4056,550~~ to \$~~63,40079,900~~. This includes \$20,000 that must be paid to the Franchisor or an affiliate.

~~We have the sole right to define the type of franchise. In addition to the population of the metropolitan area, Franchisor will use some of the following factors: demographics of area, size of area, the location of any surrounding franchises, and the location of any surrounding metropolitan areas. We retain the right to consider other factors in determining the type of franchise.~~

This ~~Disclosure Document~~disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this ~~Disclosure Document~~disclosure document and all accompanying agreements carefully. You must receive this ~~Disclosure Document~~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.**

~~If you are viewing this Disclosure Document on a computer, or it is an electronic version, you will need a PC, Windows version 2000 or higher, Word version 2000 or higher, and Adobe Acrobat version 6.0 or higher. You may wish to receive your Disclosure 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 us at the address and telephone number listed above.

The terms of your contract will govern your franchise relationship. Do not rely on the ~~Disclosure Document~~disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this ~~Disclosure Document~~disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this ~~Disclosure Document~~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~~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, D.C. 20580~~. You can also visit the FTC’s home page at ~~www.ftc.gov~~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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Date of Issuance: March ~~15, 2012~~26, 2013

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STATE COVER PAGE

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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.

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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:

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~~1. THE FRANCHISE AGREEMENT REQUIRES PERMITS YOU TO RESOLVE DISPUTES ARBITRATE WITH US FIRST BY MEDIATION, THEN IF NOT RESOLVED, BY ARBITRATION, BOTH OF WHICH ARE TO OCCUR ONLY IN UTAH. OUT-OF-STATE MEDIATION AND ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO MEDIATE AND ARBITRATE WITH US IN UTAH THAN IN YOUR OWN HOME STATE.~~

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2. THE FRANCHISE AGREEMENT STATES THAT UTAH LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS YOUR STATE'S LAW. YOU MAY WANT TO COMPARE THESE LAWS.

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~~THE VOLUME, PROFIT AND POSSIBLE SUCCESS OF YOUR FRANCHISE ARE PRIMARILY DEPENDENT ON YOUR ABILITY AND EFFORTS AS AN INDEPENDENT BUSINESS OPERATOR, YOUR SALES ABILITY, AS WELL AS, THE DEGREE TO WHICH YOU FOLLOW THE REAL PROPERTY MANAGEMENT SYSTEM.~~

3. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

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We may use the services of one or more FRANCHISE BROKERS or referral sources to assist us in selling our franchise. A franchise broker or referral source represents us, not you. We pay this person a fee for selling our franchise or referring you to us. You should be sure to do your own investigation of the franchise.

Effective Date: _____, 20_____

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