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FRANCHISE DISCLOSURE DOCUMENT

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Red Roof Franchising, LLC
a Delaware Limited Liability Company

The Red Roof Building
605 South Front Street
Columbus, Ohio 43215
Telephone (614) 744-2600

www.redrooffranchising.com



The Franchisee will own and operate a Red Roof Inn® or a Red Roof Inn & Suites® lodging facility. Red Roof Inn hotels offer high quality lodging to business and leisure guests at room rates associated with the economy lodging segment.

The total investment necessary to begin operation of a Red Roof Inn franchise for a 65-room newly built hotel ranges from \$3,403,200 to \$4,494,700. The total investment necessary to begin operation of a Red Roof Inn franchise for the conversion of an existing 65-room hotel ranges from \$112,200 to \$1,252,200. These amounts do not include the cost of land or rent for the hotel location but do include the approximately \$49,200 to \$53,200 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 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.**

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 Franchise Development, Red Roof Franchising, LLC, 605 South Front Street, Columbus, Ohio 43215 or call 1-888-473-8861.

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.

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Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on the 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, D.C. 20580. You can also 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 on information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

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Effective Dates may differ in some states; please see table following State Cover Page.

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