

FRANCHISE DISCLOSURE DOCUMENT



Roast Beast Franchise System, LLC
A Massachusetts limited liability company
1080 Commonwealth Avenue
Boston, Massachusetts 02215
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Website: www.roastbeast.com

We offer franchises for the operation of a neighborhood sandwich shop that offers a variety of high quality sandwiches featuring Boar's Head premium deli meat and cheeses on fresh baked bread with our proprietary sauces.

The total investment necessary to begin operation of a Roast Beast franchise ranges from \$115,900 to \$350,100. This includes \$35,000 that must be paid to us.

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 the franchisor at 1080 Commonwealth Avenue, Boston, Massachusetts 02215 or by phone at (757) 575-4027.

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 (the "FTC"). 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 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 "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:

1. THE FRANCHISE AGREEMENT REQUIRES THAT ALL DISAGREEMENTS BE SETTLED BY MEDIATION LITIGATION IN MASSACHUSETTS. OUT-OF-STATE MEDIATION OR LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO MEDIATE OR LITIGATE WITH US IN MASSACHUSETTS THAN IN YOUR HOME STATE.
2. THE FRANCHISE AGREEMENT STATES THAT MASSACHUSETTS 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 FRANCHISOR IS A START-UP COMPANY THAT WAS FORMED ON APRIL 29, 2015 AND HAS ONLY JUST BEGUN TO OFFER FRANCHISES. THEREFORE, THERE IS ONLY A BRIEF OPERATING HISTORY TO ASSIST YOU IN JUDGING WHETHER TO MAKE THIS INVESTMENT.
4. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

Effective Date: August 6, 2015

TABLE OF CONTENTS

ITEM 1	FRANCHISOR AND ANY PARENTS, PREDECESSORS AND AFFILIATES.....	1
ITEM 2	BUSINESS EXPERIENCE.....	2
ITEM 3	LITIGATION.....	2
ITEM 4	BANKRUPTCY.....	3
ITEM 5	INITIAL FEES.....	3
ITEM 6	OTHER FEES.....	3
ITEM 7	ESTIMATED INITIAL INVESTMENT.....	6
ITEM 8	RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES.....	7
ITEM 9	FRANCHISEE’S OBLIGATIONS.....	11
ITEM 10	FINANCING.....	11
ITEM 11	FRANCHISOR’S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS AND TRAINING.....	12
ITEM 12	TERRITORY.....	19
ITEM 13	TRADEMARKS.....	20
ITEM 14	PATENTS, COPYRIGHTS, AND PROPRIETARY INFORMATION.....	22
ITEM 15	OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS.....	22
ITEM 16	RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL.....	23
ITEM 17	RENEWAL, TERMINATION, TRANSFER, AND DISPUTE RESOLUTION.....	23
ITEM 18	PUBLIC FIGURES.....	25
ITEM 19	FINANCIAL PERFORMANCE REPRESENTATIONS.....	25
ITEM 20	OUTLETS AND FRANCHISEE INFORMATION.....	26
ITEM 21	FINANCIAL STATEMENTS.....	28
ITEM 22	CONTRACTS.....	28
ITEM 23	RECEIPT.....	28

EXHIBIT "A"	STATE AGENCIES AND ADMINISTRATORS
EXHIBIT "A"	FRANCHISORS AGENT FOR SERVICE OF PROCESS
EXHIBIT "C"	FRANCHISE AGREEMENT
EXHIBIT "D"	TABLE OF CONTENTS OF OPERATING MANUALS
EXHIBIT "E"	LIST OF FRANCHISEES
EXHIBIT "F"	FINANCIAL STATEMENTS FOR ROAST BEAST FRANCHISE SYSTEM, LLC
EXHIBIT "G"	FRANCHISEE DISCLOSURE QUESTIONNAIRE
EXHIBIT "H"	GENERAL RELEASE
EXHIBIT "I"	RECEIPTS

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