

Revised 04/10/18 0001

Department of
Business Oversight

FRANCHISE DISCLOSURE DOCUMENT

[Single Unit Franchise]

APR 30 2018

RECEIVED
San Francisco



SELLSTATE

Sellstate Realty Systems Network, Inc
14060 Metropolis Avenue, #1
Fort Myers, FL 33912
Tel: 239-437-3777
Fax: 239-437-0890
michael@sellstatecorporate.com
www.joinsellstate.com

FRANCHISE DISCLOSURE DOCUMENT

Sellstate Realty Systems Network, Inc
A Florida corporation
14060 Metropolis Avenue, #1
Fort Myers, FL 33912
Tel 239-437-3777
michael@sellstatecorporate.com
www.joinsellstate.com

The franchised business you will own and operate is a real estate brokerage office, which includes leasing, listing, purchasing, referral, selling, trading and other services of a similar nature under the trade name "Sellstate"

The total investment necessary to begin operation of a Sellstate Franchise is from \$114,200 to \$396,000 This includes \$20,000 that must be paid to us upon signing the Franchise Agreement

This Franchise Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English Read this Franchise Disclosure Document and all accompanying agreements carefully You must receive this Franchise Disclosure Document at least 14 calendar-days before you sign a binding agreement with, or make any payment to, us or our affiliate in connection with the proposed franchise sale **Note, however, that no governmental agency has verified the information contained in this Franchise 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 Michael Darmanin, C O O at Sellstate Realty Systems Network, Inc , 14060 Metropolis Ave , Suite 1, Ft Myers, Florida 33912 Telephone (239) 437-3777

The terms of your contract will govern your franchise relationship Do not rely on this Franchise Disclosure Document alone to understand your contract Read your entire contract carefully Show your contract and this Franchise Disclosure Document to an advisor, including but not limited to, a lawyer or an accountant

Buying a franchise is a complex investment The information in this Franchise 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 Franchise 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, N W , 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 of information on franchising

There may also be laws on franchising in your state Ask your state agencies about them
The date of issuance of this Franchise Disclosure Document is April 10, 2018

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 FRANCHISE 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 PERMITS YOU TO MEDIATE AND/OR ARBITRATE WITH OR TO SUE US ONLY IN THE STATE AND COUNTY WHERE OUR PRINCIPAL OFFICE IS THEN LOCATED (CURRENTLY, LEE COUNTY, FLORIDA). OUT OF STATE MEDIATION AND ARBITRATION OR LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO MEDIATE OR ARBITRATE WITH OR TO SUE US IN THE STATE AND COUNTY WHERE OUR PRINCIPAL OFFICE IS LOCATED (CURRENTLY, LEE COUNTY, FLORIDA) THAN IN YOUR HOME STATE. THIS MAY BE SUPERSEDED BY STATE LAW. SEE ADDENDUM, IF ANY, ATTACHED TO THIS FRANCHISE DISCLOSURE DOCUMENT

2 THE FRANCHISE AGREEMENT STATES THAT FLORIDA 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. THIS MAY BE SUPERSEDED BY STATE LAW. SEE ADDENDUM, IF ANY, ATTACHED TO THIS FRANCHISE DISCLOSURE DOCUMENT

3 THE FRANCHISOR HAS MINIMUM SALES PERFORMANCE STANDARDS THAT YOU MUST MAINTAIN. YOU MAY WANT TO CONSIDER THIS WHEN MAKING A DECISION TO PURCHASE THIS FRANCHISE OPPORTUNITY. IF YOU FAIL TO MEET THESE STANDARDS, YOUR TERRITORY MAY BECOME NON-EXCLUSIVE OR YOU MAY HAVE TO PAY ADDITIONAL FEES

4 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE

We 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 make sure to do your own investigation of the franchise

This is a document preview downloaded from FranchisePanda.com. The full document is available for free by visiting: <https://franchisepanda.com/franchises/sellstate>