

FRANCHISE DISCLOSURE DOCUMENT



SHINE DEVELOPMENT INC.

a Texas corporation
1017 Ranch Road 620 South, Suite 101
Lakeway, Texas 78734
800-513-1794

www.shinewindowcare.com

www.shineholidaylighting.com

You will own and operate a business as a residential and commercial window cleaning, pressure washing, house detailing, and holiday lighting service provider. You will offer and sell window cleaning, pressure cleaning, screen cleaning, gutter cleaning, house and building detailing, and holiday light hanging services for homes and businesses. You will provide the services and products operating under the Marks and using the System.

The total investment necessary to begin operation of a single Shine franchise consisting of a protected area of 50,000 to 100,000 households is \$107,490 to \$208,100. This includes \$74,900 which must be paid to us. However, if we agree, you may purchase additional bundles of 10,000 households adjacent to your protected area for an additional \$5,000 each, or you may purchase 50,000 to 100,000 additional households for your protected area for \$20,000. Depending on which option you choose, the total investment necessary to begin operation of a single expanded franchise is \$112,490 to 208,100. This includes the \$79,900 to 94,900 which 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 Franchise Administration Department at 1017 Ranch Road 620 South, Suite 101, Lakeway, TX 78734 or chris@shineinfo.com.

The terms of your contract govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read your entire 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 1877-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.

Issuance Date: April 28, 2022

How To Use This Franchise Disclosure Document

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits, or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibit C.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor’s direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
Does the franchisor have the financial ability to provide support to my business?	Item 21 or Exhibit A includes financial statements. Review these statements carefully.
Is the franchise system stable, growing, or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only SHINE business in my area?	Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
Does the franchisor have a troubled legal history?	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What’s it like to be a SHINE franchisee?	Item 20 or Exhibits C lists current and former franchisees. You can contact them to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

This is a document preview downloaded from FranchisePanda.com. The full document is available for free by visiting: <https://franchisepanda.com/franchises/shine-window-care-and-shine-holiday-lighting>