

## FRANCHISE DISCLOSURE DOCUMENT



**Red Lion Hotels Franchising, Inc.,  
a Washington Corporation  
1550 Market Street, Suite 350  
Denver, Colorado 80202  
Telephone Number: (509) 459-6100  
www.redlion.com**

The franchise offered in this disclosure document is for the rights to operate a Signature hotel.

The total investment necessary to convert an existing hotel into a 75-room Signature hotel is \$646,250 to \$2,545,000 and the total investment necessary for a newly-constructed 75-room Signature hotel is \$5,301,250 to \$8,725,000, excluding the cost of purchasing or leasing land or any real estate taxes. These amounts include \$71,000 to \$107,000 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 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 the Franchise Development Department at Red Lion Hotels Franchising, Inc., at 201 W. North River Drive, Spokane, Washington 99201 and (509) 777-6643 or [development@rlhco.com](mailto:development@rlhco.com).

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.

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 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](http://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 of this Franchise Disclosure Document: April 6, 2018**

RLHF – Signature

## 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 I 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 YOU TO RESOLVE DISPUTES WITH US BY LITIGATION ONLY IN COLORADO. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO LITIGATE WITH US IN COLORADO THAN IN YOUR HOME STATE.

2. THE FRANCHISE AGREEMENT STATES THAT COLORADO LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTION AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.

3. YOUR SPOUSE, OR IF YOU ARE A LEGAL ENTITY THE SPOUSE OF ANY PERSON WITH A 20% OR GREATER LEGAL OR BENEFICIAL OWNERSHIP INTEREST IN YOU, MUST SIGN A DOCUMENT THAT MAKES YOUR SPOUSE LIABLE FOR ALL YOUR FINANCIAL OBLIGATIONS UNDER THE FRANCHISE AGREEMENT EVEN THOUGH YOUR SPOUSE HAS NO OWNERSHIP INTEREST IN THE FRANCHISE. THIS GUARANTEE WILL PLACE BOTH YOU AND YOUR SPOUSE'S MARITAL AND PERSONAL ASSETS, PERHAPS INCLUDING YOUR HOUSE, AT RISK IF YOUR FRANCHISE FAILS.

4. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

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: See the next page for state effective dates.

RLHF – Signature  
2018 FDD

1277.018.001/230565

## STATE EFFECTIVE DATES

The following states require that the disclosure document be registered or filed with the state, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington and Wisconsin.

This disclosure document is registered, on file or exempt from registration in the following states having franchise registration and disclosure laws, with the following effective dates:

California effective date: \_\_\_\_\_, 2018

Hawaii effective date: \_\_\_\_\_, 2018

Illinois effective date: *exempt*

Indiana effective date: \_\_\_\_\_, 2018

Maryland effective date: \_\_\_\_\_, 2018

Michigan effective date: \_\_\_\_\_, 2018

Minnesota effective date: \_\_\_\_\_, 2018

New York effective date: *exempt*

North Dakota effective date: \_\_\_\_\_, 2018

Rhode Island effective date: \_\_\_\_\_, 2018

South Dakota effective date: \_\_\_\_\_, 2018

Virginia effective date: \_\_\_\_\_, 2018

Washington effective date: \_\_\_\_\_, 2018

Wisconsin effective date: April 6, 2018

In all other states that do not require registration, the effective date of this disclosure document is the issuance date of April 6, 2018.

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