



FRANCHISE DISCLOSURE DOCUMENT

Sir Grout Franchising LLC

5785 Commons Lane

Alpharetta, GA 30005

Tel (866) 476-8863

Website www.sirgrout.com

The franchise offered is for the operation of a Sir Grout® business, specializing in providing distinctive grout and tile cleaning, sealing, caulking and restoration services as well as other services, including but not limited to slip resistant product application, tile coverings or replacement, sandless wood renewal services and stone restoration services designed to enhance and protect a business or home's health and appearance. The franchise includes the right to use Sir Grout® trademarks, trade dress and operating system.

The estimated initial investment required for a Sir Grout® business ranges between \$93,545 and \$147,280. This includes between \$70,000 and \$74,000 that must be paid to the franchisor or affiliate. The fee associated with an Area Development Agreement is not included in this calculation. If you enter into an Area Development Agreement, you will pay the franchisor a fee of \$3,000 per Franchised Business to be developed, which will be credited toward the initial franchise fee when you sign a franchise agreement, and you will be required to open a minimum of three (3) Sir Grout businesses.

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.**

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 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 attached to this disclosure document 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 AND THE AREA DEVELOPMENT AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY LITIGATION IN GEORGIA OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES IT MAY ALSO COST MORE TO LITIGATE WITH US IN THE STATE OF GEORGIA THAN IN YOUR OWN STATE

2 THE FRANCHISE AGREEMENT AND THE AREA DEVELOPMENT AGREEMENT STATES THAT GEORGIA LAW GOVERNS THE AGREEMENT AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS YOUR LOCAL LAW YOU MAY WANT TO COMPARE THESE LAWS*

3 SPOUSES OF FRANCHISE OWNERS MUST BE BOUND BY A PERSONAL GUARANTY AND THE TERMS OF THE FRANCHISE AGREEMENT WHICH MAY PLACE THEIR PERSONAL ASSETS AND MARITAL ASSETS AT RISK

4 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE

*** State laws may supersede certain provisions of the Franchise Agreement and the Area Development Agreement Certain states require the superseding provisions to appear in an Addendum to this disclosure document You may want to investigate whether you are protected by state law You should review any Addenda attached to this disclosure document for disclosures relating to state franchise laws**

Effective Date See the STATE EFFECTIVE DATES page for state effective dates

ADDITIONAL DISCLOSURE FOR VIRGINIA

Although the Franchise has been registered under the Virginia Retail Franchising Act as amended, registration does not constitute approval, recommendation or endorsement by the Division of Securities and retail franchising of the Virginia State Corporation Commission or a finding by the Division of Securities and Retail franchising that the information provided herein is true, complete, accurate or not misleading

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