

FRANCHISE DISCLOSURE DOCUMENT

RECEIVED

STANFORD RAFFLES REALTY
FRANCHISE, INC
A California Corporation
123 S Figueroa St Unit 108, Los Angeles
CA 90012
323-718-8683
info@stanfordrafflesrealtyfranchise com
www stanfordrafflesrealtyfranchise com



The franchised business is to operate a full service Premium 100% Commission Flat Fee real estate brokerage under the trade name Stanford Raffles Realty

The total investment necessary to begin operation of a Stanford Raffles Realty franchise is \$62,150 to \$169,700. This includes the \$30,000 franchise fee that must be paid to the franchisor or affiliate.

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, please contact Dr Jin Lee at 123 S Figueroa St Unit 108, Los Angeles CA 90012 and 1-888-863-2820 x 9

The terms of your contract will govern your franchise relationship. Do not rely on the disclosure document alone to understand your contract. Read allof 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 us 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 TO RENEW

Please consider the following RISK FACTORS before you buy this franchise

- THE FRANCHISE AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION ONLY IN CALIFORNIA OUT-OF-STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN CALIFORNIA THAN IN YOUR OWN STATE
- 2 THE FRANCHISE AGREEMENT STATES THAT CALIFORNIA 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 HAS ONLY BEEN IN BUSINESS FOR A SHORT PERIOD OF TIME (SINCE 2016) AND HAS NO OPERATING HISTORY TO ASSIST YOU IN JUDGIN WHETHER OR NOT OT MAKE THIS INVESTMENT
- 4 THE FRANCHISOR HAS \$15,000 IN TOTAL ASSETS THEREFORE, IT MAY NOT BE ABL TO MEET ALL OF ITS BUSINESS OPERATING OBLIGATIONS OR FULFILL ALL OF ITS PREOPENING OBLIGATIONS TO SOME FRANCHISEES
- 5 THE FRANCHISOR DOES NOT CARRY GENERAL LIABILITY INSURANCE COVERAGE, NOR IS IT SELF-INSURED
 - 6 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

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