



FRANCHISE DISCLOSURE DOCUMENT
for Unit Franchises

P&D Ventures, Inc.
(A California corporation D/B/A Jan-Pro Cleaning Systems of the Greater Bay Area and
Jan-Pro Cleaning Systems of Southern California)
3875 Hopyard Road, Suite 194
Pleasanton, CA 94588
(925) 474-2333
www.jan-pro.com

P&D Ventures, Inc. offers franchises to independently own and operate a cleaning and maintenance business that performs commercial, industrial, and institutional cleaning and maintenance services under the service mark JAN-PRO[®] and other trademarks, trade names, service marks, slogans and logos we authorize.

The total investment necessary to begin operation of a Jan-Pro unit franchise is approximately from \$4,615 to ~~\$64,765,250~~50. This includes \$2,880 to \$54,000 that must be paid to us or our 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, contact David Rhodes at P&D Ventures, Inc., 3875 Hopyard Road, Suite 194, Pleasanton, CA 94588 or (925) 474-2333 or david.rhodes@jan-pro.com.

The terms of your contract will govern your franchise relationship. Do n'ot 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.

Issuance Date: April 3, 2018, as amended on April 30, 2018, and on October 15, 2018.

7. UNDER THE FRANCHISE AGREEMENT, YOU RE REQUIRED TO WAIVE ANY CLAIM YOU MAY LATER HAVE FOR ANY DAMAGES RESULTING FROM YOUR CLASSIFICATION AS THE FRANCHISOR'S EMPLOYEE INSTEAD OF A FRANCHISE, INCLUDING FOR EXAMPLE, LOST WAGES, MINIMUM WAGES, OVERTIME WAGES, ETC.

8. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

| **Effective Date: April 19, 2018 as amended on May 15, 2018, and on _____, 2018.**

TABLE OF CONTENTS

<u>ITEM</u>	<u>PAGE</u>
ITEM 1. THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS, AND AFFILIATES.....	1
ITEM 2. BUSINESS EXPERIENCE	3
ITEM 3. LITIGATION.....	6
ITEM 4. BANKRUPTCY	8
ITEM 5. INITIAL FEES.....	8
ITEM 6. OTHER FEES.....	11
ITEM 7. ESTIMATED INITIAL INVESTMENT.....	16
ITEM 8. RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES.....	18
ITEM 9. FRANCHISEE'S OBLIGATIONS.....	20
ITEM 10. FINANCING.....	21
ITEM 11. FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS, AND INSTRUCTION.....	22
ITEM 12. TERRITORY	25
ITEM 13. TRADEMARKS.....	25
ITEM 14. PATENTS, COPYRIGHTS, AND PROPRIETARY INFORMATION.....	26
ITEM 15. OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS.....	27
ITEM 16. RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL.....	27
ITEM 17. RENEWAL, TERMINATION, TRANSFER, AND DISPUTE RESOLUTION	27
ITEM 18. PUBLIC FIGURES.....	31
ITEM 19. FINANCIAL PERFORMANCE REPRESENTATIONS	31
ITEM 20. OUTLETS AND FRANCHISEE INFORMATION	32
ITEM 21. FINANCIAL STATEMENTS.....	37
ITEM 22. CONTRACTS	37
ITEM 23. RECEIPTS.....	37

EXHIBITS:

EXHIBIT A - Unit Franchise Agreement

EXHIBIT B - Table of Contents - Operation Manuals

EXHIBIT C - Financial Statements

EXHIBIT D - List of State Administrators/Agents for Service of Process

EXHIBIT E - List of Our Current and Former Unit Outlets

EXHIBIT F - List of Jan-Pro California Unit Outlets

EXHIBIT G - Franchisee Disclosure Questionnaire

EXHIBIT H - California Addendum

RECEIPTS..... LAST 2 PAGES

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