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FRANCOR CLEANING NETWORK INC.
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www.townandcountrycleaning.net

FRANCHISE DISCLOSURE DOCUMENT

The basic business of Francor Cleaning Network Inc., a California corporation ("Francor") is commercial office cleaning. The franchisee ("you") may also provide carpet cleaning, residential cleaning, cleaning of other areas, maintenance and other janitorial services.

The basic Initial Franchise Fee is \$2,200. The total investment necessary to bring operation of a Francor franchise is between \$5,000 and \$43,000. This includes up to \$33,000 in initial, royalty and referral fees (if you enroll in the Client Referral Program) that must be paid to the franchisor or its 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.

The terms of your contract will govern your franchise relationship. Do not 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, 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 (listed on Exhibit K) 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.

Information comparing franchisors is available. Call the California Department of Corporations franchise administrator at the locations listed in Exhibit K for information about the franchisor, or about franchising in California.

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 DISAGREEMENTS TO BE SETTLED BY ARBITRATION IN CALIFORNIA, WITH CALIFORNIA LAW TO GOVERN, WHICH MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES.
2. THERE IS ALSO RISK THAT FRANCHISOR MAY NOT BE ABLE TO OBTAIN AND MAINTAIN AN ADEQUATE AMOUNT OF WORK CONTRACTS.
3. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

Effective Date:

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