

## FRANCHISE DISCLOSURE DOCUMENT

**UHSI FRANCHISE, LLC**, a Delaware limited liability company  
300 Hukilike Suite 2-I, Kahului, Hawaii 96732  
Phone: (808) 877-3700 / Email: [BradUHSIFranchise@gmail.com](mailto:BradUHSIFranchise@gmail.com)  
[www.ululanishawaiianshaveice.com](http://www.ululanishawaiianshaveice.com)



We are UHSI FRANCHISE, LLC, a Delaware limited liability company. We offer franchises to qualified individuals and entities to own and operate an Ululani's Hawaiian Shave Ice franchise under our service marks, trade names, programs, and systems under the name "Ululani's Hawaiian Shave Ice" and our related trademarks, services and logos (collectively the "Marks"). Our franchisees offer high quality shave ice and related products and services to the public under the Marks and the Ululani's Hawaiian Shave Ice programs and systems (the "Method of Operation").

The approximate total investment necessary to begin operation of an Ululani's Hawaiian Shave Ice franchise is **\$200,300 to \$368,300**. This includes **\$25,000** payable to the franchisor or its affiliate(s).

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 our Chief Financial Officer, Brad Edgerton, at 300 Hukilike Suite 2-I, Kahului, Hawaii 96732, (360) 903-5236, [BradUHSIFranchise@gmail.com](mailto:BradUHSIFranchise@gmail.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: April 19, 2018

## 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 C 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 MEDIATION, ARBITRATION, AND LITIGATION ONLY IN HAWAII. OUT-OF-STATE LITIGATION AND MEDIATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO SUE OR MEDIATE WITH US IN HAWAII THAN IN YOUR OWN STATE.**
2. **THE FRANCHISE AGREEMENT STATES THAT HAWAII 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. **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 following page]

This Franchise Disclosure Document is effective as of:

General FTC (for states not requiring registration) – April 19, 2018

States Requiring Registration (registration not approved if blank):

|               |   |
|---------------|---|
| California:   |   |
| Florida:      | May 12, 2017  |
| Hawaii:       |   |
| Illinois:     |   |
| Indiana:      |   |
| Kentucky:     |   |
| Maryland:     |   |
| Michigan:     |   |
| Minnesota:    |   |
| Nebraska:     |   |
| New York:     |   |
| North Dakota: |   |
| Rhode Island: |   |
| South Dakota: |   |
| Texas:        | May 10, 2016 ( <i>no annual renewal requirement</i> ) |
| Utah:         |   |
| Virginia:     |   |
| Washington:   |   |
| Wisconsin:    |   |

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