



FRANCHISE DISCLOSURE DOCUMENT



VALUED REPRESENTATION
EACH OFFICE INDEPENDENTLY
OWNED AND OPERATED

King Lombardi Acquisitions, Inc.

2601 East Oakland Park Boulevard, Suite 300

Ft. Lauderdale, FL 33306

Phone: 954.565.1555

Facsimile: 954.565.6855

E-mail: info@vrbb.com

Internet URL: www.vrbb.com and www.vr-ma.com

Facebook: <http://www.facebook.com/vrfranchise>

Twitter: <https://twitter.com/vrbizfranchise>

YouTube: <http://www.youtube.com/user/bizvid20>

LinkedIn: <http://www.linkedin.com/in/vrbusinessbrokersJoAnnLombardi>

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a Delaware Corporation
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Internet URL: www.vrbb.com and www.vr-ma.com
Facebook: <http://www.facebook.com/vrfranchise>
Twitter: <https://twitter.com/vrbizfranchise>
YouTube: <http://www.youtube.com/user/bizvid20>
LinkedIn: <http://www.linkedin.com/in/vrbusinessbrokersJoAnnLombardi>

The franchised business is serving as a broker/intermediary to facilitate the sale of businesses under the name of "VR®" and/or "VR Business Brokers®" and/or "VR Business Sales®" and/or "VR Mergers & Acquisitions®."

The total investment necessary to begin operation of a VR® franchise ranges from \$49,625 to \$71,550. These totals include the amount of \$41,950 that must be paid to us or our affiliates. See ITEMS 5 and 7.

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 Franchise Sales Administrator, 2601 East Oakland Park Boulevard, Suite 300, Fort Lauderdale, Florida 33306, (954) 565-1555.

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, 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 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 O 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 SUE OR ARBITRATE IN BROWARD COUNTY, FLORIDA. OUT OF STATE ARBITRATION AND LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO SUE US OR ARBITRATE WITH US IN FLORIDA THAN IN YOUR OWN HOME STATE.
2. THE FRANCHISE AGREEMENT STATES THAT FLORIDA LAW GOVERNS THE FRANCHISE AGREEMENT AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.
3. WE OR OUR AFFILIATES MAY ESTABLISH OTHER FRANCHISES, COMPANY-OWNED OUTLETS OR OTHER CHANNELS OF DISTRIBUTION, AND MAY SELL OR DISTRIBUTE ANY PRODUCT OR SERVICE TO BUSINESSES AND THE GENERAL PUBLIC, UNDER THE SAME AND/OR DIFFERENT TRADEMARKS, IN COMPETITION WITH THE FRANCHISE.
4. WE MAY TERMINATE THE FRANCHISE AGREEMENT IF YOU FAIL TO ACHIEVE AND MAINTAIN PERFORMANCE STANDARDS SET BY US.
5. UPON EARLY TERMINATION OF THE FRANCHISE, YOU ARE LIABLE FOR THE PAYMENT OF ROYALTY FEES AND SYSTEM FEES FOR THE REMAINING TERM OF THE FRANCHISE AGREEMENT. THE AMOUNT OF ROYALTY FEES OWED TO US IS DETERMINED ON THE BASIS OF YOUR AVERAGE MONTHLY INCOME FOR: (A) THE YEAR PRIOR TO TERMINATION OR (B) 12 MONTHS PRIOR TO THE MOST RECENTLY COMPLETED SALE OF A BUSINESS IN WHICH YOU ACTED AS BROKER, WHICHEVER IS GREATER, MULTIPLIED BY THE NUMBER OF MONTHS REMAINING IN THE FRANCHISE AGREEMENT TERM. THE AMOUNT OF SYSTEM FEES OWED TO US IS EQUAL TO 2/3 OF THE SYSTEM FEES THAT WOULD OTHERWISE HAVE BEEN DUE FOR THE REMAINDER OF THE TERM OF THE FRANCHISE AGREEMENT.
6. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

The effective dates of this disclosure document in the states with franchise registration laws in which we have sought registration appear on the following page.

(SEE EXHIBIT I FOR STATE SPECIFIC ADDENDA AND RIDERS)
(SEE EXHIBIT O FOR STATE AGENCIES AND AGENTS FOR SERVICE OF PROCESS)

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