



WIR SYSTEMS INC.
FRANCHISE DISCLOSURE DOCUMENT

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WIR SYSTEMS INC.
A Delaware Corporation
d/b/a
Watters International Realty

**8240 N. Mopac Expwy, Ste. 110,
Austin, TX 78759
512-956-7900
Email: info@wirsystems.com
www.wirsystems.com**

We have developed a distinctive business system for operating and marketing residential real estate brokerage services and other real estate related services through a real estate team. You will operate a business selling residential brokerage, operating under the Marks and using the System.

The Franchise Fee ranges from \$15,000.00 to \$35,000.00 depending on Your current Gross Revenues and which Production Royalty program You choose. The estimated required initial investment ranges from **\$49,350.00 to \$200,750.00**.

This disclosure document summarizes certain provisions of Your franchise agreement and other information in plain English. Read this document and all accompanying agreements and all other attachments or exhibits carefully. You must receive this disclosure document at least 14 calendar days before You can 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 government 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 Bradley Pounds, in our Franchise Development Department, at 8240 N. Mopac Expwy, Ste. 110, Austin, Texas 78759.

The terms of your franchise agreement will govern your franchise relationship. Don't rely on the disclosure document alone to understand your franchise agreement. Read all of your franchise agreement carefully. We recommend that in reviewing the franchise agreement and this disclosure document, that you consult with an advisor, like a lawyer or 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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How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
How much can I earn?	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Attachment C.
How much will I need to invest?	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor's direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
Does the franchisor have the financial ability to provide support to my business?	Item 21 or Attachment A includes financial statements. Review these statements carefully.
Is the franchise system stable, growing, or shrinking?	Item 20 or Attachment A summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only WIR Systems business in my area?	Item 12 and the "territory" provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
Does the franchisor have a troubled legal history?	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
What's it like to be a WIR Systems franchisee?	Item 20 or Attachment C lists current and former franchisees. You can contact them to ask about their experiences.
What else should I know?	These questions are only a few things you should look for. Review all 23 Items and all Attachments and Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

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