

**RECEIVED
DEC 01 2011
SECURITIES****FRANCHISE DISCLOSURE DOCUMENT**

Windermere Real Estate Services Company
A Washington Corporation d/b/a Windermere Services Company
5424 Sand Point Way NE, Seattle, WA 98105
Phone: (206) 527-3801

<http://www.windermere.com/index.cfm?fuseaction=content.libraryHTML&contentID=115669>
franchise@windermere.com



Windermere franchisees use the Windermere Trademarks and Windermere System in providing real estate brokerage services to customers who wish to buy, sell or lease real property.

The total investment necessary to begin operation of a Windermere Real Estate franchise is \$314,000 to \$1,151,000. This includes \$25,000 that must be paid to the franchisor.

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 Windermere's General Counsel at the address and phone number shown above.

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 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: October 18, 2011

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 D 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.

We 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: TBD

TABLE OF CONTENTS

| | |
|---|----|
| ITEM 1: THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES..... | 4 |
| ITEM 2: BUSINESS EXPERIENCE | 5 |
| ITEM 3: LITIGATION | 7 |
| ITEM 4: BANKRUPTCY | 9 |
| ITEM 5: INITIAL FEES | 9 |
| ITEM 6: OTHER FEES | 9 |
| ITEM 7: ESTIMATED INITIAL INVESTMENT..... | 11 |
| ITEM 8: RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES | 13 |
| ITEM 9: FRANCHISEE’S OBLIGATIONS | 14 |
| ITEM 10: FINANCING | 15 |
| ITEM 11: FRANCHISOR’S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS AND TRAINING | 15 |
| ITEM 12: TERRITORY..... | 20 |
| ITEM 13: TRADEMARKS..... | 21 |
| ITEM 14: PATENTS, COPYRIGHTS, AND PROPRIETARY INFORMATION | 23 |
| ITEM 15: OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS..... | 23 |
| ITEM 16: RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL | 24 |
| ITEM 17: RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION..... | 25 |
| ITEM 18: PUBLIC FIGURES | 27 |
| ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS | 27 |
| ITEM 20: OUTLETS AND FRANCHISEE INFORMATION | 27 |
| ITEM 21: FINANCIAL STATEMENTS..... | 31 |
| ITEM 22: CONTRACTS | 31 |
| ITEM 23: RECEIPTS..... | 32 |

Exhibits:

- A. Audited Financial Statements
- B. Franchise Agreements
- C. List of Windermere Offices
- D. State-Specific Information
- E. Technology Fees
- F. Washington Addendum

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