

Zippy Shell® Self Storage and Moving



FRANCHISE DISCLOSURE DOCUMENT

Zippy Shell Incorporated
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LA Mailroom

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Department of
Business Oversight

Zippy Shell Incorporated is offering franchises for the operation of a mobile self storage business under the brand name "Zippy Shell®". If you qualify, the franchise may also include moving services outside your Territory under the brand name Zippy Shell®.

The total investment necessary to begin operation of a Zippy Shell franchised business with a Territory that consists of one Standard Territory is between \$505,485 to \$891,200. This includes \$264,750 to \$424,000 that must be paid to the Franchisor or its affiliates for one Standard Territory. A Standard Territory is a geographic area that includes a population of approximately 400,000 people. We often grant franchises for Territories that consist of more than one Standard Territory and sometimes for Territories that consist of less than one Standard Territory.

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 us or any of our affiliates 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 to you. To discuss the availability of disclosures in different formats, please contact Zippy Shell Incorporated, Attention Franchise Sales and Administration, 3050 K Street NW, Suite 170, Washington D C 20007 and 202-999-4740.

The terms of your contract will govern your Franchise relationship. Do not rely on the Franchise Disclosure Document alone to understand your contract. Read your entire contract carefully. Show your contract and this Franchise Disclosure Document to an advisor, like an attorney or an accountant or both.

Buying a franchise is a complex investment. The information in the 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, 20850. You can also visit your 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 franchise laws that require 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 "A" for information about Us, 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 STATES THAT THE LAWS OF THE DISTRICT OF COLUMBIA GOVERN THE FRANCHISE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTION AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.**
- 2 THE FRANCHISE AGREEMENT PERMITS US TO SUE YOU IN THE DISTRICT OF COLUMBIA. OUT OF STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO SUE US IN THE DISTRICT OF COLUMBIA THAN IN YOUR OWN STATE.**
- 3 A SPOUSE NOT PARTY TO THE FRANCHISE AGREEMENT MAY BE REQUIRED TO GIVE A PERSONAL GUARANTY. BY SIGNING THE FRANCHISE AGREEMENT, A SPOUSE WILL BE JOINTLY AND SEVERALLY LIABLE FOR ALL OBLIGATIONS OF THE FRANCHISE WHETHER OR NOT THE SPOUSE IS INVOLVED IN THE OPERATION OF THE FRANCHISE BUSINESS. THIS PLACES THE PERSONAL AND MARITAL ASSETS OF THE OWNERS AND THE OWNERS' SPOUSE AT RISK.**
- 4 YOUR STATE MAY HAVE SPECIFIC LAWS, INCLUDING LICENSING REGULATIONS, GOVERNING THE MOBILE SELF STORAGE BUSINESS AND ARE NOT THE SAME IN EACH STATE. YOU MUST COMPLY WITH THESE LAWS.**

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