FRANCHISE DISCLOSURE DOCUMENT

Assett Franchise, LLC
A North Carolina limited liability company
1214 Hendersonville Road,
Asheville, North Carolina 28803
828-259-2663
franchise@assettfranchise.com
www.assettfranchise.com

The franchisee will operate a business that provides cleaning services to medical facilities, office spaces, educational facilities, industrial facilities, financial institutions, municipal buildings, automotive dealerships, religious properties, and other commercial facilities. The total investment necessary to begin operation of a Assett Commercial Services franchise ranges from $72,700 to $116,000, which includes a minimum of $50,000 that must be paid 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 the 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 government agency has verified the information contained in this document.**

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read your entire contract carefully. Show your contract and this disclosure document to 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.

Issuance Date: April 30, 2025

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 Exhibit E.
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 Exhibit C includes financial statements. Review these statements carefully.
Is the franchise system stable, growing or shrinking?	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
Will my business be the only Assett Commercial Services 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 Assett Commercial Services franchisee?	Item 20 or Exhibit E 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 Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

What You Need to Know About Franchising *Generally*

Continuing responsibility to pay fees. You may have to pay royalties and other fees even if you are losing money.

Business model can change. The franchise agreement may allow the franchisor to change its manuals and business model without your consent. These changes may require you to make additional investments in your franchise business or may harm your franchise business.

Supplier restrictions. You may have to buy or lease items from the franchisor or a limited group of suppliers the franchisor designates. These items may be more expensive than similar items you could buy on your own.

Operating restrictions. The franchise agreement may prohibit you from operating a similar business during the term of the franchise. There are usually other restrictions. Some examples may include controlling your location, your access to customers, what you sell, how you market, and your hours of operation.

Competition from franchisor. Even if the franchise agreement grants you a territory, the franchisor may have the right to compete with you in your territory.

Renewal. Your franchise agreement may not permit you to renew. Even if it does, you may have to sign a new agreement with different terms and conditions in order to continue to operate your franchise business.

When your franchise ends. The franchise agreement may prohibit you from operating a similar business after your franchise ends even if you still have obligations to your landlord or other creditors.

Some States Require Registration

Your state may have a franchise law, or other law, that requires franchisors to register before offering or selling franchises in the state. Registration does not mean that the state recommends the franchise or has verified the information in this document. To find out if your state has a registration requirement, or to contact your state, use agency information in Exhibit A.

Your state also may have laws that require special disclosures or amendments be made to your franchise agreement. If so, you should check the State Specific Addendum. See the Table of Contents for the location of the State Specific Addendum.

Special Risks to Consider About *This* Franchise

Certain states require that the following risk(s) be highlighted:

1. Out-of-State Dispute Resolution. The franchise agreement requires you to resolve disputes with the franchisor by mediation, arbitration and/or litigation only in North Carolina. Out-of-state arbitration or litigation may force you to accept a less favorable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the franchisor in North Carolina than in your own state.

2. **Short Operating History**. The franchisor is at an early stage of development and has a limited operating history. This franchise is likely to be a riskier investment than a franchise in a system with a longer operating history.

3. **Spousal Liability**. Your spouse must sign a document that makes your spouse liable for all financial obligations under the franchise agreement even though your spouse has no ownership interest tin the franchise. This guarantee will place both your and your spouse's marital assets, perhaps including your house, at risk if your franchise fails.

4. **Minimum Performance Requirements**. You must maintain minimum sales performance levels. Your inability to maintain these levels may result in loss of any territorial rights you are granted, termination of you franchise, and loss of your investment.

Certain states may require other risks to be highlighted. If so, check the "State Specific Addendum" (if any) to see whether your state requires other risks to be highlighted.

ASSETT FRANCHISE, LLC Franchise Disclosure Document

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LIST OF EXHIBITS

ITEM 1: THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS AND AFFILIATES

To simplify the language in this disclosure document, the terms “Franchisor”, or “we” or “us” means Assett Franchise, LLC, the Franchisor. The terms “we”, “us” and “Franchisor” do not include you, the “Franchisee”. We refer to the purchaser(s) of Assett Commercial Services franchise, as “you” or “Franchisee”, whether an individual, a partnership, corporation, or limited liability company. If you are a corporation, partnership or other entity, our Franchise Agreement also will apply to your owners, officers and directors. If you are married and your spouse is not a partner in the franchise business, certain provisions of our Franchise Agreement will also apply to that spouse.

The Franchisor was formed as a limited liability company in the State of North Carolina on November 29, 2021. Our principal business address is 1214 Hendersonville Road, Asheville, NC 28803, and our telephone number is 828-259-2663. We do business under our company name, “ Assett Commercial Services” and its associated design (the “Marks”). Our affiliate, Assett IP, LLC, has registered our primary service marks on the Principal Register of the United States Patent and Trademark Office. We have not offered franchises in any other line of business. We only offer franchises which operate under the “Assett Commercial Services” Marks, however we do still have franchisees operating under our past branding “Reliable Facility Group”. We began offering franchises on March 30, 2022.

The principal business addresses of our agents for service of process are 1214 Henderson Road, Asheville, NC 28803 and the state agency addresses shown on Exhibit A.

Our Parents, Predecessors and Affiliates

We are wholly-owned by Assett Holdings, LLC, a North Carolina limited liability company with a principal place of business at 1278 Hendersonville Road, Suite E, Asheville, North Carolina 28803. Assett Holdings, LLC was formed on November 24, 2021 and previously conducted business under the name “Reliable Facility Group Holdings, LLC”. Assett Holdings, LLC has not offered franchises in this or any other lines of business previously.

We have an affiliated company, Assett IP, LLC, a North Carolina limited liability company with a principal business address of 1278 Hendersonville Road, Suite E, Asheville, North Carolina 28803. Assett IP, LLC was formed on November 24, 2021 and previously conducted business under the name “Reliable Facility Group IP, LLC.” Assett IP, LLC is the owner of the Marks and has exclusively licensed use of the Marks to us. Assett IP, LLC has not offered franchises in this or any other lines of business previously.

We have another affiliated company, Assett Janitorial Supply, LLC, a North Carolina limited liability company with a principal business address of 1278 Hendersonville Road, Suite E, Asheville, North Carolina 28803. Assett Janitorial Supply, LLC was formed on February 23, 2022. RFG Janitorial Supply, LLC is an approved, but not required, supplier for certain products that you are required to purchase for the operation of your franchised business. Assett Janitorial Supply, LLC is wholly-owned by our parent company, Assett Holdings, LLC.

We have operated, through affiliates, Asset Commercial Services outlets and other outlets know by Reliable Facility Group and similar to the franchise offered by this Disclosure Document since 2018. We or our affiliates may operate other Asset Commercial Services or Reliable Facility Group concepts, including other Assett Commercial Services outlets, in the future.

The Franchise Offered:

We offer franchises for the right to operate a business that provides cleaning services to medical facilities, office spaces, educational facilities, industrial facilities, financial institutions, municipal buildings, automotive dealerships, religious properties and other commercial facilities under the "Assett Commercial Services" Marks, using our distinctive operating procedures and standards in a limited protected territory and from a single location (the "Franchised Business"). The distinguishing characteristics of a Assett Commercial Services Franchised Business include, but are not limited to, our distinctive trade dress, proprietary designs and techniques, operations methods, inventory, procedures for management, training, advertising, and promotional programs, all of which may be changed, improved or further developed by us at any time (the "System").

Market and Competition:

The market for your Assett Commercial Services consists primarily of commercial property owners and lessors.

The market for commercial cleaning services is well developed and highly competitive. You will compete with businesses, including national, regional and local businesses, offering services similar to those offered by your Assett Commercial Services Franchised Business. There are other commercial cleaning service franchises, as well as independent businesses throughout the United States, that may offer similar products and services. The market for our products and services is not affected by seasonal variations but may be affected by economic conditions.

Industry Specific Regulations:

Although there are no known national industry specific regulations, you must comply with all best practices and environmental laws regarding the use, storage and disposal of any and all cleaning products used for your Assett Commercial Services Franchised Business.

You must comply with all local, state and federal laws and regulations that apply to the operation of your Assett Commercial Services Franchised Business, including, among others, business operations, land use, insurance, discrimination, employment and workplace safety laws. Your advertising of the Franchised Business is regulated by the Federal Trade Commission. There may be federal, state and local laws which affect your Franchised Business in addition to those listed here.

You should investigate whether there are any state or local regulations or requirements that may apply in the geographic area in which you intend to conduct business. You should consider both their effect on your business and the cost of compliance. You are responsible for obtaining all licenses and permits which may be required for your Franchised Business.

ITEM 2: BUSINESS EXPERIENCE

Founder & CEO: Matt Pencarinha

Company	Title	Start Date/End Date	Location
Assett Franchise, LLC (previously Reliable Facility Group Franchise, LLC)	Founder/CEO	November 2021 to Present	Asheville, NC
bioPURE	Franchise Owner	April 2020 to Present	Asheville, NC
Reliable Facility Group	Founder/CEO	January 2019 to Present	Asheville, NC
State Farm Asperit Program	Agent in Training	December 2017 to November 2018	Asheville, NC
Fish Window Cleaning	Franchise Owner	August 2015 to July 2018	Kingsport, TN
MP Clean	Founder/CEO	November 2014 to January 2017	Johnson City, TN

ITEM 3: LITIGATION

No litigation is required to be disclosed in this Item.

ITEM 4: BANKRUPTCY

No bankruptcy information is required to be disclosed in this item.

ITEM 5: INITIAL FEES

The Franchise Fee is fixed at Fifty Thousand Dollars ($50,000) per Territory, which will be due in a lump sum payment when you sign the Franchise Agreement. The Franchise Fee is fully earned by us and is non-refundable under any circumstances.

Each Territory is predefined by us and will be based on market, municipal, and geographical limitations and boundaries. Your Territory will contain no more than 5,000 medical facilities.

From time to time, we may offer special incentive programs as part of our franchise development activities. We reserve the right to offer, modify, or withdraw any incentive program without notice to you. Currently, we offer a ten percent (10%) discount from the Franchise Fee to qualified veterans of the United States Armed Forces and a thirty percent (30%) discount from the Franchise Fee for existing franchisees in good standing.

ITEM 6: <u>OTHER FEES</u>

Type of Fee	Amount	Due Date	Remarks
Continuing Royalty Fee	Beginning in the fourth month after signing a franchise agreement Royalties are a percentage of Gross Revenue: 7% of Gross Revenue as monthly Gross Revenue ranges from $0 to $10,000; 6% of Gross Revenue as monthly Gross Revenue ranges from $10,001 to $25,000; 5% of Gross Revenue as monthly Gross Revenue ranges from $25,001 to $50,000; 4% of Gross Revenue as monthly Gross Revenue ranges from $50,001 to $100,000; and 3% of Gross Revenue as monthly Gross Revenue ranges from $100,001. Royalties are subject to the following minimum monthly payments;	Weekly for Gross Revenues earned in the prior week.	Payable to us. See footnote 1.

Type of Fee	Amount	Due Date	Remarks
	-Year 1 : $250 per month -Year 2 : $500 per month -Year 3 : $750 per month		
Brand Marketing Fund Contribution	Beginning in the fourth month after signing a Franchise Agreement. Brand Fund Contributions based on Monthly Revenue: $0 to $10,000: 2% of Monthly Gross Revenue $10,001 to $50,000: 1% of Monthly Gross Revenue $50.001 or greater :0.05% of Monthly Gross Revenue Brand Fund are subject to the following minimum monthly payment : $100 per month	Weekly for Gross Revenues earned in the prior week.	Brand Marketing Fund Contributions are paid directly to the Brand Marketing Fund. See footnote 2.
Technology Fee	Currently $100.	Payable weekly along with the Royalty Fee and Brand Marketing Fund Contribution.	This fee is for software license and/or maintenance fees, email addresses required for use in the Franchised Business, franchise portal, benchmarking platform, social media support or other operations or communications systems and janitorial management software. We reserve the right to increase this fee, or to replace any

Type of Fee	Amount	Due Date	Remarks
			technology with different technology, developed by us or a third party, and you will be required to pay the then-current fees for replacement technology and continuous access thereto. See footnote 3.
Local Advertising Marketing and Promotional Expenditures	Not less than $500 per calendar month.	Monthly.	Payable to third-party suppliers. All advertising must be approved by us. See footnote 4.
Interest	1.5% per month from due date, or maximum allowed by law.	As incurred.	If you fail to pay us any amount when due, we may charge you interest on the unpaid balance until the payment is received.
Late Charge	$100.	As incurred.	If you fail to pay us the Continuing Royalty Fee, Brand Marketing Fund Contribution, or if you fail to submit your Gross Revenue report when due, we may charge you $100 for each late submission in addition to interest charges explained above.
Transfer Fee	50% of the then-current initial franchise fee. For transfers to: (i) an existing franchisee in good standing, the transfer fee is 30% of the then-current initial franchise fee, and (ii) an entity owned and controlled by the franchisee for convenience purposes or for transfers among owners that do not change management control, the transfer fee is $1,500.	$2,500 non-refundable deposit is due at the time you indicate you intend to transfer your business. The balance of the fee is due when the transfer is made effective.	Payable to us. See Item 17.

Type of Fee	Amount	Due Date	Remarks
Non-Sufficient Funds Fee	$250	As incurred	If your check is returned or an electronic funds transfer from your bank account is denied for insufficient funds, for each occurrence we may charge you an Insufficient Funds Fee.
Audit/Quality Review Services Fee	Up to $250	Monthly	Payable to us. See footnote 5.
Initial Training	No charge for initial training for up to two (2) individuals. You pay all travel and other related expenses incurred by all trainees. The current fee to train additional personnel is $500 per person.	Travel and related expenses are due as incurred. Fees for training your personnel are due at the commencement of training.	Initial training takes place in Asheville, North Carolina.
Additional Training	We may impose a reasonable fee for all additional training programs, franchisee conferences or annual conventions, currently $600 per person. You pay all travel and other related expenses incurred by you and your personnel to attend additional training.	As incurred	See footnote 6.
Remedial Training	Our then-current trainer per diem rate, plus expenses. Our current per diem rate is $500 per trainer per day, plus travel and other expenses.	As incurred.	We may impose this fee, payable to us, if you request additional training at your premises from time-to-time, or if you are operating below our standards and we require you to have additional training. You must also pay all costs of our trainer(s), which include but are not limited to, airfare, transportation, hotel and meals.

Type of Fee	Amount	Due Date	Remarks
Successor Agreement Fee	$2,000	Upon signing a then current form franchise agreement	Payable to us. See Item 17.
Indemnification	Amount of loss or damages, plus costs.	As incurred.	Payable to us. See footnote 7.
Reimbursement of Costs and Expenses for Non-Compliance	Actual costs and expenses.	As incurred.	Payable to us. See footnote 8.
Interim Management Support Fee	Our then-current per diem rate for on-site management, plus expenses. Our current rate is $400 per day in the event we choose to operate your franchise.	As incurred.	We may impose this fee (in addition to all regularly occurring fees such as the Continuing Royalty Fee and Brand Marketing Fund Contributions), payable to us, if we provide on-site management of your Franchised Business. Payable to us. See footnote 9.
Examination of Books and Records	Actual cost of examination plus related expenses.	As incurred.	We have the right under the Franchise Agreement to examine your books, records, and tax returns related to the Franchised Business. If an examination reveals that you have understated any Gross Revenue report by 2% of more, you must pay us the cost of the audit and all travel and related expenses, in addition to repaying monies owed and interest on the monies owed.
Post-Termination or Post-Expiration Expenses	Costs and expenses.	As incurred.	Payable to us.
Testing or Supplier Evaluation Fee	Actual cost of inspection and testing of a proposed item or vendor.	As incurred.	Payable to us.
Reimbursement of Legal Fees and Expenses	Our costs and expenses, including but not limited to attorneys' fees, incurred for your failure to pay amounts when due	As incurred.	Payable to us.

Type of Fee	Amount	Due Date	Remarks
	or failure to comply in any way with the Franchise Agreement.		
Liquidated Damages	Royalty Fees and Brand Marketing Fund Contributions for the lesser of (i) 3 years, or (ii) the balance of the Term.	Upon termination of the Franchise Agreement due to your default.	You must pay us the average monthly Royalty Fee and Brand Marketing Fund Contribution payable by you to us for the months remaining in the Term.
Insurance	Amount paid by us for your insurance obligations, plus a 10% administrative fee and our legal fees, if any.	As incurred.	You must reimburse us for any insurance costs and other fees we incur due to your failure to meet the insurance obligations required by the Franchise Agreement.
Taxes	Amount of taxes.	As incurred.	You must reimburse us for any taxes that we must pay to any taxing authority on account of either the operation of your Franchised Business or payments that you make to us, including, but not limited to any sales taxes or income taxes imposed by any authority.
Call Center	Then-current fee for calls for services directed to you for services to be performed in your Territory.	As determined by call center service provider and/or us.	We reserve the right to establish a national or regional call center. If established, you are required to pay us or such call center provider fees for all calls directed to you for services to be performed in your territory in accordance with such call center's then-current fee schedule and our requirements.

All fees and expenses described in this Item 6 are nonrefundable and are generally uniformly imposed. Except as otherwise indicated in the preceding chart, we impose all fees and expenses listed and you must pay them to us.

[1] Gross Revenue includes all revenue and income you receive from, through, by or on account of the operation of the Franchised Business or made pursuant to the rights granted to you by the Franchise Agreement, regardless of whether payment is actually received. Gross Revenue does not include (i) any sales tax or similar taxes collected from customers and turned over to the governmental authority imposing the tax, (ii) properly documented refunds to customers, and (ii) properly documented promotional discounts (i.e., coupons). If

you do not report revenues for any week, then we will collect 120% of the last Continuing Royalty Fee collected and settle the balance the next period in which you report revenue. You are required to set up authorization at your bank to allow us to electronically transfer funds from your bank account to our bank account. Interest and late fees will apply to any late payments or electronic funds transfer requests denied due to insufficient funds.

If you purchase additional territories, we will not impose additional minimum royalty payments per territory.

[2] Brand Marketing Fund Contribution payments are due at the same time and in the same manner as Royalty Fees. You are required to set up authorization at your bank to allow the Brand Marketing Fund to electronically transfer funds from your bank account to the Brand Marketing Fund's bank account. Interest and late fees will apply to any late payments or electronic funds transfer requests denied due to insufficient funds. If you do not report any sales in a month, then the Brand Marketing Fund will collect the minimum amount based on the last Brand Marketing Fund Contribution collected and settle the balance the next period in which you report revenue. If you purchase additional territories, we will not charge you an additional Brand Marketing Fund contribution.

[3] If you purchase additional territories, we will not charge you an additional technology fee. The technology fee is subject to increases based on the amount of system usage by your franchise.

[4] You must furnish us with a monthly report and documentation of local advertising expenditures during the previous calendar month. You may not use social media platforms, such as Facebook, Twitter, Instagram, LinkedIn, blogs or other networking and sharing websites, unless you first receive our written approval to do so and such use is in strict accordance with our requirements. We reserve the right to increase this minimum expenditure by up to ten percent (10%) each year throughout the term of the Franchise Agreement.

[5] We may establish quality assurance programs conducted by third-party providers, such as, by way of example only, mystery shop programs and periodic quality audits, to monitor the operations of your Franchised Business. If we require it, you must subscribe and pay the fees for any such program.

[6] We may offer mandatory and/or optional additional training programs, including an annual business meeting or convention, from time to time. If we require it, you must participate in additional training for up to five (5) days per year, at a location we designate. We reserve the right to impose a reasonable fee for all additional training programs, including the national business meeting or annual convention. You are responsible for any and all incidental expenses incurred by you and your personnel in connection with additional training or attendance at Franchisor's national business meeting or annual convention, including, without limitation, costs of travel, lodging, meals and wages. If you fail to attend any mandatory training program, you are required to obtain the training at a location we designate, at your sole cost, which includes tuition at the then-current rate, plus all of your travel costs and our trainer's travel costs.

[7] You must indemnify and hold us, our affiliates, and all of our respective officers, directors, agents and employees harmless from and against any and all claims, losses, costs, expenses, liability and damages arising directly or indirectly from, as a result of, or in

connection with your business operations under the Franchise Agreement, as well as the costs, including attorneys' fees, of defending against them.

[8] If you fail to do so, in our sole discretion, we may correct any deficiency in the Franchised Business and/or your operation of the Franchised Business, or take steps to modify, alter or de-identify the Franchised Business office and/or storage location upon the termination or expiration of the Franchise Agreement. You will reimburse us for our costs and expenses incurred to correct any deficiency or to modify, alter or de-identify the Franchised Business office and/or storage location.

[9] In the event of your death or disability, your default of the Franchise Agreement, absence of a qualified manager, or other reasons, in our sole discretion, we may provide interim on-site management of your Franchised Business.

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ITEM 7: ESTIMATED INITIAL INVESTMENT

YOUR ESTIMATED INITIAL INVESTMENT

Type of Expenditure	Amount	Method of Payment	When Due	To Whom Payment is Made
Initial Franchise Fee[1]	$50,000	Lump sum payment in cash or available funds.	Upon signing the Franchise Agreement.	Payable to us
Construction, Leasehold Improvements[2]	$0 to $1,000	As incurred	As incurred	Contractor, Architect, other third-party providers
Vehicle[3]	$0 to $2,000	Lump sum	Before opening	Third-party
Office Equipment[4]	$200 to $2,000	As incurred	Before opening	Third-party
Startup Package (including equipment)[5]	$4,000	Lump sum	Before opening	Payable to Us or Third Party
Rent, Utility & Security Deposits[6]	$0 to $3,000	As incurred	As incurred	Third Party
Rent (3 months)	$0 to $9,000	As incurred	As incurred	Third Party
Insurance (1 year)[7]	$600 to $3,000	As incurred	As incurred	Insurance company
Training Expenses[8]	$0 to $4,000	As incurred	Before opening	Airline, hotel, restaurants
Grand Opening Advertising (3 months)	$7,500 to $15,000	As incurred	After opening	Us and/or Third parties
Professional Fees[9]	$400 to $3,000	As arranged	Before opening	Attorneys, accountants
Additional funds – 3 Months[10]	$10,000 to $20,000	As incurred	As incurred	Various
TOTAL	$72,700 to $116,000			

[1] You will pay an Initial Franchise Fee of $50,000. Please see Item 5 for information on incentive programs that may offer a discount on the initial franchise fee.

[2] You will be permitted to operate from a home office. If you choose not to operate your Franchised Business from a home office, you will be required to rent office and adequate storage space, which may increase your expenses, including security deposits for rent and utilities. Whether operating from a home office or leased space, you will need basic office furniture, including a desk and chairs. The low end of our estimate assumes you will operate

from a home office and that you already have basic office furnishings.

[3] These figures represent the purchase of the necessary equipment to provide the franchised services, including your vehicle(s) (if required), cleaning equipment and supplies. The low end our estimate assumes that you have a vehicle or vehicles that meet our specifications and has or have been approved by us for use in the Franchised Business. The estimate assumes that you will lease your vehicle(s) and the estimate includes the first three (3) months of lease payments. This figure also includes other required equipment.

[4] For your office, you must have a laptop or desktop computer with a multi-function printer. Additional information regarding the required computer system is included in Item 11. The low end of our estimate assumes that you have a suitable computer and printer for your office. The high end of our estimate assumes you will purchase all required computer equipment.

[5] This is for the cost of the Startup Package curated by the franchisor sufficient for the startup of at least one facility. Your Startup Package will include all franchisor required inventory and equipment including but not limited to, supplies uniforms, business cards, tri folds, folders, jars, jar content samples, shipping, backpack vacuum, cart small tools, extension cord, books, labels, different types of shirts, packaging, and at least three months grand opening marketing material and other products utilized in the operation of the Franchised Business.

[6] If you do not elect to operate your Franchised Business from a home office, you will be required to operate the Franchised Business with an office space and storage space of a total of 600 to 1,000 square feet. The estimates assume that you will be required to pay lease and utilities deposits. These costs vary widely from place to place. This estimate is based on the experience of our affiliate-owned outlet in Asheville, North Carolina. Rental rates may be more or less than this range depending on the location of your Franchised Business. Pre-paid rent is generally non-refundable while security or other deposits may be refundable either in full or in part depending upon your lease or rental contract. Utility providers set the amounts of the utility deposits. A credit check may be required by the issuing utility company prior to the initiation of services, or a higher deposit required for first time customers. These costs will vary depending on the type of services required for the facility and the municipality or utility provider from which they are being contracted. We have based our estimate on the experiences of our affiliate. The figures in the chart include deposits that may be refundable to you at a later time. In most cases, your lease will require you to pay electric, gas, water and other utilities directly; however, some landlords cover some utility charges through operating fees.

[7] This estimate is for the cost of deposit in order to obtain the minimum required insurance. You should check with your local carrier for actual premium quotes and costs, as well as the actual cost of the deposit. The cost of coverage will vary based upon the area in which your Franchised Business will be located, your experience with the insurance carrier, the loss experience of the carrier and other factors beyond our control. You should also check with your insurance agent or broker regarding any additional insurance that you may want to carry.

[8] The cost of the Initial Management Training Program for up to two (2) individuals is included in the initial franchise fee. The chart estimates the costs for transportation, lodging, and meals for your trainees. These incidental costs are not included in the initial franchise fee.

Your costs will depend on the number of people attending training, their point of origin, method of travel, class of accommodation and living expenses. This estimate does not include employee wages.

[9] You may incur professional fees depending on the scope of work performed, which may include legal and accounting fees to review franchise documents and costs of forming a separate entity. This list is not exhaustive. This amount will vary greatly depending on your specific needs and location. We strongly recommend that you seek the assistance of professional advisors when evaluating this franchise opportunity, this disclosure document and the Franchise Agreement. It is also advisable to consult these professionals to review any lease or other contracts that you will enter into as part of starting and operating your franchise.

[10] This is an estimate of the amount of additional operating capital that you may need to operate your Franchised Business during the first three (3) months after commencing operations. We cannot guarantee that you will not incur additional expenses in starting the business that may exceed this estimate. This estimate includes such items as initial payroll, taxes, Royalties (as described in this disclosure document), Brand Marketing Fund Contributions, additional advertising, marketing and/or promotional activities, repairs and maintenance, bank charges, miscellaneous supplies and equipment, initial staff recruiting expenses, and other miscellaneous items. These items are by no means all- inclusive of the extent of possible expenses.

We relied upon the experience of our affiliate-owned “Reliable Facility Group” outlet to compile these estimates. You should review these figures carefully with a business advisor before making any decision to invest in the franchise. These figures are estimates and we cannot guarantee that you will not have additional expenses starting your Franchised Business. Your additional costs will depend on factors such as how closely you follow our methods and procedures; your management skill, experience and business acumen; local economic conditions; the local market for our service; competition; and the sales level reached during your initial period. We estimate that a franchisee can expect to put additional cash into the business during at least the first three to six months, and sometimes longer. Notwithstanding, Assett Franchise, LLC cannot estimate or guarantee when, or whether, any individual franchisee will achieve positive cash flow or profits.

We may offer financing of the Initial Franchise Fee, if you meet our qualifications. Please see Item 10 for details. We do not otherwise offer direct or indirect financing to franchisees for any items included in this section. All fees and payments are non-refundable, unless otherwise stated or permitted by payee.

ITEM 8: RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

We have identified various suppliers, distributors and manufacturers of equipment, inventory, and services that your Franchised Business must use or provide which meets our standards and requirements. You must purchase all fixtures, furnishings, signs, equipment, inventory, uniforms, marketing materials, inventory, computer systems, certain software, and other supplies, products and materials from our approved suppliers and contractors or in accordance with our specifications. We maintain written lists of approved items of fixtures, furnishings, signs, equipment, inventory, uniforms, marketing materials, inventory, computer systems and other supplies, products and materials (by brand name and/or by standards and specifications) and a list of designated suppliers and contractors for those items. We will update these lists periodically and issue the updated lists to all franchisees.

We approve suppliers after careful review of the quality of the products they provide to us and our franchisees. If you would like us to consider another item or supplier, you must make such request in writing to us and have the supplier give us samples of its product or service and such other information that we may require. If the item and/or supplier meet our specifications, as we determine in our sole discretion, we will approve it as an additional item or supplier. We will make a good-faith effort to notify you whether we approve or disapprove of the proposed item or supplier within 30 days after we receive all required information to evaluate the product or service. If we do not approve any request within 30 days, it is deemed unapproved. We reserve the right to revoke approval of any item or supplier that does not continue to meet our then-current standards. Our criteria for approving items and suppliers are not available to you. If you request that we approve a proposed item or supplier, we may charge for our actual costs of product testing and evaluation.

We require you to use the bookkeeping vendor that we designate, which may include us or our affiliate(s).

Although we do not currently do so, we reserve the right to require you to purchase a vehicle for use in the operation of your Franchised Business in accordance with our standards and specifications. If required: (i) you must purchase or lease your approved vehicle(s) outfitted to our specifications; (ii) your vehicle(s) must comply with any minimum requirements listed in the Operations Manual (iii) you must purchase or lease vehicle(s) we approve from a vendor that meets our standards, (iv) your vehicle(s) must be wrapped in our standard graphics according to our specifications, and/or (iv) you must regularly maintain and clean the vehicle(s) according to our specifications. Any vehicle(s) used in the operation of your Franchised Business, whether required by us or otherwise, must, at all times: (i) be operated by a duly licensed operator who must comply with all traffic laws, and (ii) be properly registered and insured according to our requirements.

Neither we nor any of our affiliates are the sole approved or designated supplier for any product, good or service that you are required to purchase for the operation of your Franchised Business. Our affiliate, Assett Janitorial Supply, LLC is an approved supplier for certain products that you are required to purchase for the operation of your franchised business. You are not required to purchase these products from Assett Janitorial Supply, LLC, and may purchase them from any other approved vendor.

We currently do not receive any revenue, rebates, discounts or other material consideration from any suppliers based on your required purchases of products, supplies or equipment; however, we may do so in the future, and any rebates or discounts we receive may be kept by us in our sole discretion.

During the fiscal year ended December 31, 2024, neither we nor any of our affiliates received any revenue from vendors on account of required purchases by franchisees.

Currently, there are no purchasing or distribution cooperatives. However, we can require that you make your purchases through a cooperative if one is formed.

Although we do not currently, from time to time, we may negotiate purchase arrangements, including price terms, with designated and approved suppliers on behalf of all franchisees.

We provide no material benefits (such as the grant of additional franchises) based on your use of designated sources; however, failure to use approved items or designated suppliers and contractors may be a default under the Franchise Agreement. Additionally, when there is any default under the Franchise Agreement, we reserve the right, in addition to other remedies available under the Franchise Agreement, to direct suppliers to withhold furnishing products and services to you.

You are required to purchase the insurance that we require. This includes commercial general liability insurance, including contractual liability, public liability, personal injury, advertising injury and products liability cover in the amount of at least One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate; statutory worker's compensation insurance in the limits required by state law, or Five Hundred Thousand Dollars ($500,000), whichever is greater; business interruption coverage for a minimum of twelve (12) months in an amount necessary to satisfy your obligations under the Franchise Agreement; property and casualty insurance in the amount required to cover the full replacement value of your equipment, furniture, fixtures and inventory, and comprehensive automobile liability insurance of at least a combined single limit for bodily injury and property damage of at least One Million Dollars ($1,000,000), or greater if required by state law. Each policy must be written by a responsible carrier or carriers acceptable to us and must name us, and our respective officers, directors, partners, agents and employees as additional insured parties, and contain a waiver of the insurance company's rights of subrogation against us.

ITEM 9: FRANCHISEE'S OBLIGATIONS

This table lists your principal obligations under the franchise and other agreements. It will help you find more detailed information about your obligations in these agreements and in other items of this Disclosure Document.

Obligation	Section or Article in Franchise Agreement	Item in Franchise Disclosure Document
a. Site Selection and Acquisition/Lease	8.1	11
b. Pre-Opening Purchase/Leases	8.3, 10.5, 12.3.1	7, 11
c. Site Development & other Pre-Opening Requirements	8.2, 8.3, 12.1.1, 12.1.3	11

Obligation	Section or Article in Franchise Agreement	Item in Franchise Disclosure Document
d. Initial and Ongoing Training	Article 7	11
e. Opening	8.2.3, 8.3	11
f. Fees	5.1, 5.2.7, Article 6, 12.3.7, 12.6, 15.6, 16.4, 18.1.4, 18.1.5, 18.1.8, 19.1.5	5, 6, 7
g. Compliance with Standards and Policies/Operating Manual	Article 9, 12.1, 19.1.1	8, 11
h. Trademarks and Proprietary Information	9.4, 12.1.8, Article 14, 19.2, 19.3, 19.4	13, 14
i. Restrictions on Products/Services Offered	12.1.1, 12.1.4, 12.6	8
j. Warranty and Customer Service Requirements	Not Applicable	Not Applicable
k. Territorial Development and Sales Quotas	13.2	12
l. Ongoing Product/Service Purchases	12.1.4, 12.3.5	8

Obligation	Section or Article in Franchise Agreement	Item in Franchise Disclosure Document
m. Maintenance, Appearance and Remodeling Requirements	Article 9, 12.1.2, 12.1.5, 12.1.9	Item 11
n. Insurance	Article 15	7
o. Advertising	12.1.9, Article 13	6, 11
p. Indemnification	15.6, 16.3.6, 21.1	14
q. Owner's Participation, Management, Staffing	11.1, 11.3, 12.1.6	11, 15
r. Records /Reports	12.2	6
s. Inspections and Audits	9.2, 12.1.7, 12.2.5	6, 11
t. Transfer	Article 16	17
u. Renewal	Article 5	17
v. Post-Termination Obligations	Article 18	17
w. Non-Competition Covenants	19.5	17
x. Dispute Resolution	Article 20	17
y. Guaranty	11.2.6, Attachment 5	15

ITEM 10: FINANCING

We do not offer direct or indirect financing. We do not guarantee any note, lease, or obligation on your behalf.

ITEM 11: FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS AND TRAINING

Except as listed below, we are not required to provide you with any assistance.

1. **Pre-Opening Obligations**

Before you open your Franchised Business, we will:

a. approve the territory for your Franchised Business. A standard protected territory will consist of a minimum population of up to 75,000 within a geographic area defined by zip codes or other readily ascertainable geographic boundaries (Franchise Agreement, Sections 3.1, 10.1).

b. provide access to the Assett Commercial Services Operations Manual and other manuals and training aids we designate for use in the operation of Assett Commercial Services Franchise, as they may be revised from time to time. (Franchise Agreement, Section 10.3).

c. provide a written list of equipment (including vehicle specifications, if established), signage, supplies and products that will be required to open the Franchised Business (Franchise Agreement, Section 10.5).

d. provide you with initial training at our headquarters in Asheville, North Carolina or another location we designate. We will determine, in our sole discretion, whether you satisfactorily complete the initial training. (Franchise Agreement, Sections 7.1, 7.2).

e. provide you with standards and qualifications for training of your employees. We do not otherwise assist you with employee hiring and training (Franchise Agreement, Section 12.1.6, 12.9).

f. if you elect to initially operate from a leased office space, approve your office location and review your proposed lease for your office for our required terms only. We will not own the premises or provide any leasing assistance (Franchise Agreement, Section 8.1)

2. **Time to Open**

We estimate the typical length of time between the signing of the Franchise Agreement and the time you open your Assett Commercial Services franchised business is 30 to 60 days. Factors that may affect this time period include your ability to acquire licenses and permits; completion of required training; your ability to acquire an office or storage site, zoning or other permits; and compliance with local ordinances and restrictions. If you have not opened your Franchised Business within 90 days after you sign the Franchise Agreement, you must obtain our consent to extend the time to open, which we may or may not grant, at our discretion. Failure to open your Franchised Business within the original time as extended, is a default of the Franchise Agreement. (Franchise Agreement, Sections 8.1, 8.3)

3. **Obligations After Opening**

During the operation of your franchise, we will:

a. offer from time to time, in our discretion, mandatory or optional additional training programs. If we require it, you must attend mandatory additional training offered by us for up to five (5) days each year at a location we designate and attend an annual business meeting or franchisee conference for up to five (5) days each year at a location we designate. Failure to attend mandatory additional training or an annual business meeting or conference is a default of the Franchise Agreement. We reserve the right to impose a reasonable fee for tuition and/or attendance for all additional training programs, including the annual business meeting or conference. You must also pay your transportation, lodging, meals and other expenses to attend any mandatory training program. If you fail to attend any mandatory training program, you are required to obtain the training at a location we designate, at your sole cost, which includes tuition at the then-current rate, plus all of your travel costs and our trainer's travel costs. (Franchise Agreement, Section 7.4).

b. upon your request, or as we determine to be appropriate, provide remedial on-site training and assistance at your premises. For any on-site remedial training, you must reimburse all costs for the services of our trainer, including but not limited to the trainer's then-current per diem fee and all travel-related expenses, such as transportation, meals and lodging (Franchise Agreement, Section 7.5).

c. upon your request, provide individualized assistance to you within reasonable limits by telephone, video conference, electronic mail or postage service, subject at all times to availability of our personnel and in reasonable limits (Franchise Agreement, Section 7.6).

d. from time to time, as may become available, provide you with samples or digital artwork, advertising and promotional materials (Franchise Agreement, Section 10.6).

e. conduct inspections of your Franchised Business, including your vehicle(s) if we establish vehicle-related requirements, at the frequency and duration that we deem advisable. Such inspections include evaluating your service to ensure that they meet our standards (Franchise Agreement, Section 10.4).

f. provide you with any written specifications for required equipment, products and services and provide you with updated lists of any approved suppliers of these items (Franchise Agreement, Section 10.7).

g. advise on the advertised selling price for products and services for your Assett Commercial Services business. We reserve the right to establish key accounts with other companies that want to conduct business with us across multiple franchised or company owned territories. If we establish such accounts, you are required to service them on the terms negotiated. If you cannot or are unwilling to do so, we reserve the right to service those accounts or designate another Franchisee to do so (Franchise Agreement, Section 12.5).

h. approve or disapprove of all advertising, direct mail, and other promotional material and campaigns you propose in writing to us. We will respond within ten (10) business days, either accepting or rejecting the proposed material and/or campaign; however, if we do not respond within ten (10) business days, the proposed material and/or campaign is deemed "disapproved". (Franchise Agreement, Section 13.6).

i. approve your office location prior to the end of your first year of operations review your proposed lease for your office for our required terms only. We will not own the premises or provide any leasing assistance (Franchise Agreement, Section 8.1).

4. **Advertising**

Local Advertising (Franchise Agreement, Sections 13.2 and 13.6)

We require you to spend at least Seven Thousand Five Hundred Dollars ($7,500) on Grand Opening Advertising and promotional activities during the ninety (90) day period surrounding the opening of your Franchised Business. Thereafter, you are required to spend at least Five Hundred Dollars ($500.00) per month, subject to increases of up to ten percent (10%) each year, on local advertising to promote your Franchised Business. When requested by us, you are required to furnish us with a monthly report and documentation of local advertising expenditures during the previous or current calendar month.

You may develop advertising materials for your own use at your own cost, and you may use marketing materials that we may offer to you from time to time. You may not use any advertising or marketing materials, including press releases, unless they have been approved in advance in writing by us, which approval may be withheld in our discretion. We will respond to your request for approval within ten (10) business days; however, if we do not respond within ten (10) business days, the proposed advertising or marketing material is deemed "disapproved".

We do not provide for placement of local advertising on your behalf, and we have no obligation to spend any amount on advertising in your area or territory. You are responsible for local advertising placement. If we require it, you must list the Franchised Business in local business directories, including, but not limited to, listings on Internet search engines. If feasible, you may do cooperative advertising with other Assett Commercial Services franchisees in your area, with our prior written approval. You may not maintain any business profile on Facebook, Twitter, LinkedIn, YouTube or any other social media and/or networking site without our prior written approval.

System-wide Brand Marketing Fund (Franchise Agreement, Section 13.3)

You are required to contribute to the Brand Marketing Fund based on your monthly Gross Revenue as follows: (i) $0 to $10,000 monthly Gross Revenue, subject to a 2%; (ii) $10,001 to $50,000 monthly Gross Revenue, subject to a 1% fee; and (iii) $50,000 or greater monthly Gross Revenue, subject to a 0.05% fee. The minimum Brand Marketing Fund contribution is $100 per month. Brand Marketing Fund contributions are subject to increases in our discretion . Each Assett Commercial Services outlet operated by our affiliate or us may contribute to the Brand Marketing Fund, in our discretion, but has no obligation to do so.

If you purchase additional territories, we will not charge you an additional Brand Marketing Fund Contribution.

The Brand Marketing Fund is administered by us. We may use Brand Marketing Fund contributions to pay any and all costs for the development, production and placement of brand awareness generating and enhancing activities, advertising, marketing, promotional and public relations materials and programs. We may also use Brand Marketing Fund contributions to pay any and all costs of marketing seminars and training programs, market research, services of advertising and/or public relations agencies, and website development and maintenance. We may further use Brand Marketing Fund contributions to pay our costs (including salaries of our staff engaged in consumer marketing and other administrative costs) for advertising that is administered by us or prepared by us, as well as for administration and direction of the Brand Marketing Fund.

The Brand Marketing Fund will not be used to defray any of our other general operating expenses. Brand Marketing Fund contributions will not be used to solicit new franchise sales; provided however, we reserve the right to include “Franchises Available” or similar language and contact information in advertising produced with Brand Marketing Fund contributions.

The Brand Marketing Fund collects and expends the Brand Marketing Fund contributions for the benefit of the System as a whole. We reserve the right to use the Brand Marketing Fund contributions to place advertising in national, regional or local media (including broadcast, print, or other media) and to conduct marketing campaigns through any channel, in our discretion, including but not limited to, Internet and direct-mail campaigns. We have no obligation, however, to place advertising or conduct marketing campaigns in any particular area, including the Territory where your Franchised Business is located.

We have no obligation to make expenditures that are equivalent or proportionate to your Brand Marketing Fund contribution or to ensure that you benefit directly or pro rata from the production or placement of advertising from the Brand Marketing Fund.

An annual unaudited financial statement of the Brand Marketing Fund is available to any franchisee upon written request.

If we spend more or less than the total of all contributions to the Brand Marketing Fund in any fiscal year, we may carry-forward any surplus or deficit to the next fiscal year.

No Brand Marketing Fund contributions were required, made or expended in our most recently concluded fiscal year. Although the Brand Marketing Fund is intended to be of perpetual duration, we may terminate it at any time and for any reason or no reason. We will not terminate the Brand Marketing Fund, however, until all monies in the Brand Marketing Fund have been spent for advertising or promotional purposes or returned to contributors, without interest, on the basis of their respective contributions.

Regional Advertising (Franchise Agreement, Section 13.4)

Currently, our System has no regional advertising fund or cooperative. However, we may decide to establish a regional fund or cooperative in the future and your participation may be mandatory, in our sole discretion. A regional cooperative will be comprised of all franchised Assett Commercial Services outlets in a designated geographic area. Our affiliate-owned outlets may participate in a regional cooperative, in our sole discretion. Each Assett Commercial Services outlet will have one vote in the cooperative. We will determine in advance how each cooperative will be organized and governed. We have the right to form, dissolve, merge or change the structure of the cooperatives. If a cooperative is established during the term of your Franchise Agreement, you must sign all documents we request and become a member of the cooperative according to the terms of the documents.

If we establish a regional advertising fund or cooperative, each Assett Commercial Services outlet, whether franchise-owned or affiliate-owned, must contribute amounts equal to each outlet's pro-rata share of cooperative advertising costs. Your contributions to a regional advertising fund or cooperative will be credited against your required expenditures for local advertising, up to one half of your required expenditures for local advertising.

Advertising Council (Franchise Agreement, Section 9.6)

We do not have an advertising council composed of franchisees that advises us on advertising policies. The Franchise Agreement gives us the right, in our discretion, to create a franchisee advisory council to communicate ideas, including proposed advertising policies. If created, we will determine in advance how franchisees are selected to the council, which may include factors such as a franchisee's level of success, superior performance and studio profitability. We reserve the right to change or dissolve the council at any time.

5. **Computer Systems** (Franchise Agreement, Section 12.3)

You are required to use the hardware, software, system tools and processes as stated in the Operations Manual. Currently, you are required to have the following hardware and software.

Hardware: Desktop or laptop computer (with the following performance requirements: Processor: 1.6 GHz or faster, 2-core, Memory: 4 GB RAM, Hard Disk: 256 GB, Display: 1280 X 768, Operating System: Mac or Windows 10 (or later)) All-In-One Printer/Copier/Fax/Scanner, High Speed Internet

Software:

The total cost for hardware and software rangers from $500 to $1,000. The ongoing cost of the software is approximately $100 per week, subject to increases set by third party vendors. The first 120 days the technology fee will be waived. These costs are subject to increase. Software includes but not limited to QuickBooks Online and janitorial management software.

There are no contractual limitations on the frequency and cost of upgrades and/or updates to the above-described systems or programs. We may in the future modify or establish other sales reporting systems or project design methods, as we deem appropriate, for the accurate and expeditious reporting of Gross Revenue and delivery of our products and services. You must fully cooperate in implementing any such modifications at your expense.

We have no obligation to maintain, repair, update or upgrade your computer and software. At your cost, you must provide on-going maintenance and repairs to your computer and software. We cannot estimate the cost of maintaining, updating and upgrading your smart device or computer hardware and software because it will depend on the make and model of your device and computer, repair history, usage, local cost of computer maintenance services in your area and technological advances that we cannot predict.

We reserve the right to have independent access to your sales information and customer data generated by and stored in your system. There are no contractual limitations on our right to have full access to this information. At our option, we may retrieve, download, analyze and store such information and data at any time. Upon our request, you must sign any documents we require to allow us to independently and electronically access and retrieve the information stored on the system. We own all customer data stored in your computer system.

6. **Table of Contents of Operations Manual**

The Table of Contents of our Assett Commercial Services Operations Manual, current as of the date of this Disclosure Document is attached as Exhibit D. The Operations Manual has approximately 273 pages as of our last fiscal year end.

7. **Training** (Franchise Agreement, Article 7)

You (if the franchisee is an individual) or all of your owners (if the franchisee is a business entity) and your general manager (if any) must complete our Initial Management Training Program, to our satisfaction, before opening your Franchised Business. Training will be conducted virtually through video conference or in person, at your request. We may offer, but have no obligation, to conduct all or part of your Initial Management Training at your location.

INITIAL MANAGEMENT TRAINING PROGRAM

Subject	Hours Classroom	Hours On-the-Job	Location of Training
Welcome, Intro, Mission, History	1	0	Virtual/ Headquarters in Ashville, NC
Overview of the Relationship with Franchisor	1	0	Virtual/ Headquarters in Ashville, NC
Business Psychology	2	0	Virtual/ Headquarters in Ashville, NC
Overview of the Pre-Opening Process	2	0	Virtual/ Headquarters in Ashville, NC

Human Resources Best Practices	4	0	Virtual/ Headquarters in Ashville, NC
Customer Service and Communicating with Customers	4	0	Virtual/ Headquarters in Ashville, NC
Marketing the Business	4	0	Virtual/ Headquarters in Ashville, NC
Sales Strategies	4	0	Virtual/ Headquarters in Ashville, NC
Operations Management	6	0	Virtual/ Headquarters in Ashville, NC
Office Administration	4	0	Virtual/ Headquarters in Ashville, NC
Field Production Experience	0	4	Virtual/ Headquarters in Ashville, NC
Production Methods	0	4	Virtual/ Headquarters in Ashville, NC
Sub Total Hours	32	8	
Total Hours	40		

We periodically conduct our Initial Management Training Program throughout the year, as needed. Training is currently provided by our Founder and Chief Executive Officer, Matt Pencarinha. Matt established the Assett Commercial Services concept, oversees all aspects of the Assett Commercial Services brand operations, including service methods and techniques, sales, marketing, brand development, technology, process management and franchise development. We reserve the right to make changes in our training staff as we deem necessary and advisable without prior notice.

Our training materials consist of videos, reference books, worksheets, slide presentations and forms and/or our Operations Manual. You will receive both classroom and hands-on training. You may not commence operation of the Franchised Business unless and until we determine that you have successfully completed the Initial Management Training Program.

The cost of our instructors and training materials for up to two (2) individuals is included in the Initial Franchise Fee. You must pay for all travel and personal expenses, including, but not limited to, all costs for your transportation, meals, and lodging for yourself and your personnel. Our current fee to provide initial training to any additional trainees is $500 per person.

If you do not complete our Initial Management Training Program to our satisfaction, we reserve the right to terminate the Franchise Agreement.

We may conduct mandatory or optional additional training programs, including an annual conference or national business meeting. If we require it, you must attend mandatory training programs and an annual conference or national business meeting for up to five (5) days each year, at a location we designate. Failure to attend mandatory training, including an annual conference or business meeting, is a default under the Franchise Agreement. We reserve the right to impose a reasonable fee for tuition and/or attendance for all additional training programs, including the annual business meeting or conference. You must also pay your transportation, lodging, meals and other expenses to attend any mandatory training program. If you fail to attend any mandatory training program, you are required to obtain the training at a location we designate, at your sole cost, which includes tuition at the then-current rate, plus all of your travel costs and our trainers' travel costs.

ITEM 12: TERRITORY

Under the Franchise Agreement, you have the right to establish and operate at minimum one Assett Commercial Services outlet within a limited protected territory (the "Territory"). You are permitted to work from a home office. Prior to beginning your second year of operations, Franchisee shall locate and obtain a commercial office space located in the Territory. Your Territory is located in all or a portion of a listed town, city or county, and is identified by a group of contiguous zip codes or other readily ascertainable geographic boundaries. The Territory is determined on an individual basis taking into account various demographic data which may include household income information, total residential population, median home value and number of actual or potential commercial establishments. Your Territory will have a base of 300 medical facilities. Your Territory will be defined and attached to your Franchise Agreement as Attachment 2.

You will not receive an exclusive territory. You may face competition from other franchisees, from outlets that we own, or from other channels of distribution or competitive brands that we control.

During the term of your Franchise Agreement, and provided that you are not in default of your Franchise Agreement, we will not open another Assett Commercial Services outlet or grant the right to anyone else to open a Assett Commercial Services outlet within the Territory. However, notwithstanding this limited protection right we grant to you, we reserve all rights to sell our products and services under the Marks in the Territory through alternative distribution channels, as discussed below.

Your protection under your Franchise Agreement is subject to a minimum monthly Gross Revenue requirement. If you fail to maintain the minimum monthly Gross Revenue requirements, we have the right to reduce the size of your Territory or terminate the Franchise Agreement.

Market Size (Medical Facilities)	Year 1	Year 2	Year 3
Over 4,000	$25,000	$50,000	$75,000
1,001 – 4,000	$15,000	$30,000	$45,000
301 – 1,000	$10,000	$20,000	$30,000
Up tp 300	$5,000	$10,000	$15,000

Minimum monthly gross revenue, when used in the agreement shall only need to be attained at least once during the prior twelve-month period to avoid the franchisee being in violation of the Agreement.

Other than the above, there is no other market penetration or other contingency that will affect your right to operate in your Territory during the term of your Franchise Agreement, unless you are in default of your obligations to us.

The Franchise Agreement entitles you to operate at least one (1) office location within your Territory. You may operate the office location from a home office. You may not change the location of your Franchised Business office, without our written consent, which we may withhold in our sole discretion. If you wish to relocate, you must identify a new location for the Franchised Business office that meets our approval, in accordance with our then-current site selection procedures, within 90 days. If you do not identify a site within this time period, we may terminate the Franchise Agreement.

The Franchise Agreement grants you no options, rights of first refusal or similar rights to acquire additional franchises within the Territory or contiguous territories. We may, but have no obligation to, consider granting to you the right to establish additional Assett Commercial Services outlets under other franchise agreements if you are in compliance with the Franchise Agreement and propose to open another Assett Commercial Services outlet in an area and at a location we approve.

We reserve all rights not expressly granted in the Franchise Agreement. For example, we or our affiliates may own, operate or authorize others to own or operate Assett Commercial Services outlets outside of the Territory and may operate other kinds of businesses within the Territory. Although we do not currently do so and have no plans to do so, we and our affiliates may own, acquire, conduct, or authorize others to conduct, any form of business at any location selling any type of product or service not offered under the Marks, including a product or service similar to those you will sell at your Franchised Business.

We also reserve the right to solicit, sell to, negotiate rates with, and service customers who have multiple properties across multiple territories and/or states ("National Accounts"). We may offer you the first right to serve National Accounts in your Territory, provided that you accept the negotiated terms. You will receive no compensation from declined National Account customers within your Territory. We may impose an administrative fee for your service of National Accounts.

We reserve the right to offer (i) other services and products not offered under the Marks, (ii) other cleaning services concepts under the Marks or other trademarks, and (iii) products or services through other channels of distribution in the Territory including, but not limited to, products offered through the Internet or direct marketing ("Alternative Distribution Channels"). You will receive no compensation for our sales through Alternative Distribution Channels in the Territory.

You may not use Alternative Distribution Channels to make sales inside or outside your Territory; however, we will include a listing on our website of your Assett Commercial Services Franchised Business contact information. You may only solicit sales from customers in your Territory. Your local advertising must target customers in your Territory, although the reach of your local advertising may extend beyond your Territory. You may service a customer located outside of your Territory, provided that (i) the customer is located in an area where there is not another Assett Commercial Services outlet in operation and (ii) no more than fifteen percent (15%) of your monthly recurring revenue from client accounts is located outside of your Territory. Your establishment of goodwill or customer relationships outside of your Territory will not limit our right to open or franchise a Assett Commercial Services business that encompasses such territory, in which case, you would be (i) excluded from that territory, (ii) required to allow the franchisee in such territory to take over any customer accounts within six (6) months of such franchisee commencing operations. Any revenue generated from serving customers outside of your Territory will not count toward your minimum monthly recurring revenue requirements.

The Franchise Agreement does not grant you any right to participate in franchises, licensing programs or other business proposals for the sale and distribution of Assett Commercial Services products or services through Alternative Distribution Channels.

ITEM 13: TRADEMARKS

Assett IP, LLC ("Licensor") is the owner of the Marks and has granted us the exclusive right to use the Marks and license to others the right to use the Marks in the operation of a Assett Commercial Services outlet in accordance with the System. The Franchise Agreement will license to you the right to operate your Franchised Business under the Assett Commercial Services service mark, as described below ("Principal Marks"):

Mark	Registration Number	Registration Date	Register
ASSETT COMMERCIAL SERVICES	7610369	December 17, 2024	Principal

All required affidavits have been filed for the above Principal Mark, and it is not due for renewal as of the Issuance Date of this Disclosure Document.

You must notify us immediately when you learn about an infringement of or challenge to your use of the Principal Marks or other Marks. Licensor and we will take any action we think appropriate and, if you have given us timely notice and are in full compliance with the Franchise Agreement, we will indemnify you for all expenses and damages arising from any claim challenging your authorized use of the Principal Marks or other Marks. Licensor and we have the right to control any administrative proceedings or litigation involving the Principal Marks or other Marks licensed by us to you. You must cooperate fully with Licensor and us in defending and/or settling the litigation.

We reserve the right to substitute different Marks if we can no longer use the current Marks, or if we determine that substitution of different Marks will be beneficial to the System. In such event, we may require you, at your expense, to modify or stop using any Mark, including the Principal Marks, or to use one or more additional or substitute Marks.

You must not directly or indirectly contest Licensor's right, or our right, to the Principal Marks or other Marks.

There are no currently effective material determinations of the United States Patent and Trademark Office, the Trademark Trial and Appeals Board, the Trademark Administration of any state, or any court relating to the Marks. There is no pending infringement, opposition or cancellation. There is no pending material federal or state court litigation involving the Principal Marks or other Marks.

There are no currently effective agreements that significantly limit Licensor's or our rights to use or license the use of the Principal Marks or other Marks in a manner material to the franchise.

As of December 31, 2024, we know of no superior prior rights or infringing uses that could materially affect your use of the Principal Marks.

ITEM 14: PATENTS, COPYRIGHTS AND PROPRIETARY INFORMATION

We hold no patents and have no pending patent applications that are material to the franchise. However, we claim copyrights on certain forms, advertisements, promotional materials and other written materials. We also claim copyrights and other proprietary rights in our Operations Manual and the contents of our website.

There are no current material determinations of, or proceedings pending in, the United States Patent and Trademark Office, the U.S. Copyright Office, or any court regarding any of our copyrights discussed above.

There are no agreements currently in effect that limit your right to use any of our copyrights. As of December 31, 2024,, we are unaware of any infringing uses of or superior previous rights to any of our copyrights that could materially affect your use of them.

You must notify us immediately when you learn about an infringement of or challenge to your use of our copyrights. We will take any action we think appropriate and, if you have given us timely notice and are in full compliance with the Franchise Agreement, we will indemnify you for all expenses and damages arising from any claim challenging your authorized use of our copyrights. We have the right to control any administrative proceedings or litigation involving our copyrights. You must cooperate fully with us in defending and/or settling the litigation.

During the term of the Franchise Agreement, you may have access to and become acquainted with our trade secrets, including, but not limited to, methods, processes, customer lists, vendor partnerships and/or relationships, sales and technical information, costs, product prices and names, software tools and applications, website and/or email design, products, services, equipment, technologies and procedures relating to the operation of your Franchised Business; systems of operation, services, programs, products, procedures, policies, standards, techniques, requirements and specifications which are part of the System; the Operations Manual; methods of advertising and promotion; instructional materials; marketing plans, business methods, research, development or know-how, any other information which we may or may not specifically designate as "confidential" or "proprietary", and the components of our System whether or not such information is protected or protectable by patent, copyright, trade secret or other proprietary rights (collectively called the "Confidential Information"). You agree that you will take all reasonable measures to maintain the confidentiality of all Confidential Information in your possession or control and that all such Confidential Information and trade secrets shall remain our exclusive property. You may never (during the Initial Term, any Renewal Term, or after the Franchise Agreement expires or is terminated) reveal any of our confidential information to another person or use it for any other person or business. You may not copy any of our Confidential Information or give it to a third party except as we authorize in writing to you prior to any dissemination. Any and all of your personnel who have access to our Confidential Information must sign our Confidentiality/Non-Competition Agreement (Franchise Agreement, Attachment 6).

You must promptly tell us when you learn about unauthorized use of any Confidential Information. We are not obligated to take any action, but will respond to this information as we think appropriate. We will indemnify you for losses brought by a third party concerning your use, in strict compliance with the Franchise Agreement, of the Confidential Information.

ITEM 15: OBLIGATIONS OF THE FRANCHISEE TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS

You do not need to personally participate in the direct operation of your Franchised Business, but it is recommended that you do. A general manager must directly operate your Franchised Business. Your general manager may be you or someone that you appoint, with our approval. Your general manager must successfully complete our Initial Management Training Program and all other training courses we require. Your general manager cannot have an interest or business relationship with any of our competitors. If the franchisee is a business entity, your general manager is not required to have an equity interest in the franchisee entity, but must otherwise meet our approval.

Your General Manager and any other personnel who will have access to our proprietary and Confidential Information and training must sign our Non-Disclosure/Non-Competition Agreement, which is attached to our Franchise Agreement as Attachment 6. If your Franchised Business is owned by an entity, all owners of the entity must personally sign the Franchise Agreement as a Principal. If you are a married individual, your spouse must sign our Spousal Guaranty, which is attached to our Franchise Agreement as Attachment 5.

ITEM 16: RESTRICTION ON WHAT FRANCHISEE MAY SELL

You must offer and sell all services that are part of the System, and all services and products that we incorporate into the System in the future. You may only offer services and products that we have previously approved.

You may not use our Marks for any other business, and you may not conduct any other business from your Franchised Business location without our prior approval. You cannot engage in any other business that competes with your Franchised Business, with our affiliates, or us or with Assett Commercial Services outlets owned by other franchisees, whether such business is inside or outside of the Territory.

We may add to, delete from, or modify the products and services that you can and must offer. You must abide by any additions, deletions and modifications, but only if the changes do not materially and unreasonably increase your obligations under the Franchise Agreement. There are no other limits on our rights to make these changes.

You may only sell products and services in the manner we prescribe. You may only solicit sales from customers in your Territory. Your local advertising must target customers in your

Territory, although the reach of your local advertising may extend beyond your Territory. See Item 12 for restrictions on sales within and outside the Territory.

ITEM 17: RENEWAL, TERMINATION, TRANSFER AND DISPUTE RESOLUTION

THE FRANCHISE RELATIONSHIP (UNDER THE FRANCHISE AGREEMENT)

This table lists certain important provisions of the franchise and related agreements. You should read these provisions in the agreements attached to this disclosure document.

	Provision	Section in Franchise Agreement	Summary
a.	Length of the franchise term	Art. 4	Term is ten (10) years
b.	Renewal or extension of the Term	Sections 5.1 and 5.4	If you are in good standing as defined below, you can successor franchise agreements for two (2) additional terms of five (5) years, unless we have determined, in our sole discretion, to withdraw from your Territory
c.	Requirements for franchisee to renew or extend	Sections 5.2 and 5.3	Be in full compliance, have no more than three (3) events of default during current term; provide written notice to us at least six months before the end of the term; execute a new franchise agreement; pay us a renewal fee equal Two Thousand Dollars ($2,000); continue to maintain your vehicle(s) with proper insurance, current trade dress and other standards; execute a general release; comply with then-current qualifications and training requirements; including completion of additional training. You may be asked to sign a successor Franchise Agreement with materially different terms and conditions than your original Franchise Agreement.
d.	Termination by franchisee	None	You may seek termination on any grounds applicable by state law.
e.	Termination by franchisor without cause	Section 16.7	The Franchise Agreement will terminate automatically upon your death or permanent disability, unless prohibited by law and the Franchise is transferred within 6 months to a replacement franchisee that we approve.
f.	Termination by franchisor with cause	Article 17	We may terminate only if you default. The Franchise Agreement describes defaults throughout. Please read it carefully.
g.	"Cause" defined – curable defaults	Section 17.3	You have 5 days to cure non-payments and any other defaults (except for non-curable defaults listed in the Franchise Agreement and described in h. immediately below).
h.	"Cause" defined - non-curable defaults	Sections 17.1 and 17.2	The Franchise Agreement will terminate automatically, without notice for the

Provision	Section in Franchise Agreement	Summary
		following defaults: insolvency; bankruptcy; written admission of inability to pay debts; receivership; levy; composition with creditors; unsatisfied final judgment for more than 30 days; or foreclosure proceeding that is not dismissed within 30 days. We may terminate the Franchise Agreement upon notice to you if you: do not open the Franchised Business within required time frames; falsify any report to us; cease operations for 5 days or more, unless your vehicle is being repaired/replaced; fail to restore and re-open the Franchised Business within 120 days after a casualty to the physical location, or fail to restore and resume operations within 14 days of a vehicle casualty; fail to comply with applicable laws; default under any lease for the premises; understate Gross Revenue two (2) or more times; fail to comply with insurance and indemnification requirements; attempt a transfer in violation of the Franchise Agreement; fail, or your legal representative fails to transfer as required upon your death or permanent disability; misrepresent or omit a material fact in applying for the Franchise; are convicted or plead no contest to a felony or crime that could damage the goodwill or reputation of the Marks or the System; receive an adverse judgment in any proceeding involving allegations of fraud, racketeering or improper trade practices or similar claim that could damage the goodwill or reputation of the Marks or the System; conceal revenues or maintain false books; create a threat or danger to public health or safety; refuse an inspection or audit by us; use the Marks, copyrighted material or Confidential Information in an unauthorized manner; make an unauthorized disclosure of Confidential Information; fail to comply with non-competition covenants; default in the performance of your obligations three (3) or more times during the term or receive two (2) or more default notices in any 12-month period; default under any other agreement with us or our affiliate; have insufficient funds to honor a check or EFT two (2) or more times within any twelve (12)-month period; fail to maintain Minimum Performance Requirements in any six successive months of operation; or terminate the Franchise Agreement without cause.

	Provision	Section in Franchise Agreement	Summary
i.	Franchisee's obligations on termination/ non-renewal	Article 18	Upon termination, you must: cease operations; cease to identify yourself as a Assett Commercial Services franchisee; cease to use the Marks; cancel any assumed name registration that contains any Mark; pay us and our affiliates all sums owing; pay us any damages, costs or expenses we incur in obtaining any remedy for any violation of the Franchise Agreement by you, including, but not limited to attorney's fees; deliver to us all Confidential Information, the Operations Manual and all records and files related to your Franchised Business; comply with the non-disclosure and non-competition covenants; pay liquidated damages; sell to us, at our option, all furnishing, fixtures, equipment, inventory and supplies of your Franchised Business; and assign, at our option, your telephone numbers, directory and internet listings, and social media accounts.
j.	Assignment of contract by franchisor	Section 16.1.1	No restrictions on our right to assign.
k.	"Transfer" by franchisee defined	Section 16.3	Any assignment, sale, transfer, gift, devise or encumbrance of any interest in the Franchise Agreement, the Franchised Business, any assets of the Franchised Business, or in the Franchisee (if the Franchisee is a business entity).
l.	Franchisor approval of transfer by franchisee		No transfer is allowed without our consent, which we will not unreasonably withhold.
m.	Conditions for franchisor approval of a transfer	Section 16.3 and 16.4	Conditions include: our decision not to exercise our right of first refusal; transferee meets our then-current standards for qualifying franchisees; transferee signs our then-current form of Franchise Agreement, which may have materially different terms from your Franchise Agreement; transferee successfully complete our Initial Training Program; you have paid us and third-party creditors all amounts owed; you and the transferee sign a General Release in the form of Exhibit G to the Franchise Agreement; you shall subordinate any claims you have against the transferee to us; you will indemnify us for a period of 3 years following the transfer; our approval of the material terms and conditions of the transfer; payment of a transfer fee equal to fifty percent (50%) of the then current franchise or thirty percent (30%) of the then-current initial franchise fee if the transfer is to an existing Assett Commercial Services franchisee or $1,500 if the transfer is to a party that will not impact the controlling interest of the franchisee entity.

	Provision	Section in Franchise Agreement	Summary
n.	Franchisor's right of first refusal to acquire franchisee's business	Section 16.6	You must promptly notify us of any written offer to purchase your Franchise. We have 30 days to exercise our first right to buy it on the same terms and conditions, provided that (a) we may substitute cash for any other consideration (b)we may pay the entire purchase price at closing, (c) our credit is deemed as good as the proposed purchaser, (d) we have at least 60 days to close and (e) you shall give us all customary seller's representations and warranties.
o.	Franchisor's option to purchase franchisee's business	Section 18.2	Upon termination of the Franchise Agreement, we have the option to purchase your, equipment, signs, advertising materials, supplies, and inventory at your cost or fair market value, whichever is less.
p.	Death or disability of franchisee	Sections 16.3, 16.4 and 16.7	The Franchise Agreement will terminate automatically upon your death or permanent disability, unless prohibited by law and the Franchise is transferred within 6 months to a replacement franchisee that we approve.
q.	Non-competition covenants during the term of the franchise	Section 19.5.1	You may not: divert, or attempt to divert, customers of any Assett Commercial Services outlet (including yours) to any competitor, participate in any capacity, including, but not limited to as an owner, investor, officer, director, employee or agent, in any competing business; do any act that could damage the goodwill of the Marks or System, or disrupt or jeopardize our business or that of our franchisees.
r.	Non-competition covenants after the franchise is terminated or expires	Section 19.5.2	For 24 months after the termination of the Franchise Agreement, you may not: divert, or attempt to divert, customers of any Assett Commercial Services outlet (including yours) to any competitor, participate in any capacity, including, but not limited to as an owner, investor, officer, director, employee or agent, in any competing business within 25 miles of your former Assett Commercial Services Territory or any other Assett Commercial Services outlet territory (franchised or company owned); do any act that could damage the goodwill of the Marks or System, or disrupt or jeopardize our business or that of our franchisees.
s.	Modification of the agreement	Sections 9.4, 14.6, 19.1.4 and 22.4	No oral modifications generally, but we may change the Operations Manual and System standards at any time. You may be required to implement these changes at your own costs. We have the right to modify our Marks at any time upon written notice to you.

	Provision	Section in Franchise Agreement	Summary
t.	Integration/merger clause	Section 21.4	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law.) Any representations or promises outside of the disclosure document and Franchise Agreement may not be enforceable.
u.	Dispute resolution by arbitration or mediation	Sections 20.1 and 20.2	At our option, claims that are not resolved internally may be submitted to non-binding mediation only at our headquarters, and then to binding arbitration, excluding claims related to injunctive relief, anti-trust, the trademarks, possession of the Franchised Business office and post-termination, subject to applicable state law.
v.	Choice of forum	Section 20.3	Litigation takes place in North Carolina, subject to applicable state law.
w.	Choice of law	Section 20.3	North Carolina law applies, subject to applicable state law.

See the state addenda to this Franchise Disclosure Document and the Franchise Agreement for special state disclosures.

ITEM 18: PUBLIC FIGURES

We do not currently use any public figures to promote our franchise.

ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

This Item contains a historic financial performance representation of our existing affiliate-owned outlet, located in Asheville, North Carolina, for the years 2019, 2020, 2021, 2022, 2023, and 2024. The outlet represented below was open for all of calendar years 2019, 2020, 2022, 2023, and 2024. We had no operational franchisees in operation for one full year during these years.

Table 1

2019 Launch		
Month	**Revenue**	**Gross Profit**
1	$1,065.84	$959.38
2	$1,598.67	$1,437.07
3	$1,598.67	$1,306.61
4	$4,369.22	$4,043.85

5	$5,917.67	$3,240.66
6	$6,777.67	$5,168.37
7	$9,674.67	$4,973.45
8	$9,862.75	$6,695.96
9	$12,053.62	$6,695.96
10	$20,591.09	$5,525.64
11	$32,627.67	$15,533.60
12	$46.468.37	$25,200.92

Table 2

Performance	
Period	**Gross Revenue**
2019	$152,605.90
2020	$568,677.05
2021	$494,016.41
2022	$790,201.15
2023	$1,053,802.47
2024	$1,530,901.64

Notes to the above financial performance representation:

1. These results are unaudited.

2. Our affiliate operates in the Asheville, North Carolina area without territorial restrictions. Your territory may differ in size and population compared to the area in which our affiliate operates. Other than the size of your territory, there are no material differences between our affiliate outlets and the outlet you will operate.

Our affiliate outlets have earned this amount. Your individual results may differ. There is no assurance that you'll earn as much.

Written substantiation of the data used in preparing these figures will be made available to you upon reasonable request.

Other than the preceding financial performance representations, we do not make any representations about a franchisee's future financial performance or the past performance of company-owned or franchised outlets. We also do not authorize our employees or representatives to make any such representations, either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projects of your future income, you should report it to the franchisor's management by contacting Matt Pencarinha, 828-259-2663, 1278 Hendersonville Road, Suite E, Asheville, North Carolina 28803, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20: OUTLETS AND FRANCHISEE INFORMATION

Table No. 1

System-wide Outlet Summary
For Years 2022 to 2024

Column 1 Outlet Type	Column 2 Year	Column 3 Outlets at the Start of the Year	Column 4 Outlets at the End of the Year	Column 5 Net Change
Franchised Outlets	2022	0	3	+3
	2023	3	10	+7
	2024	10	11	+1
Company – Owned*	2022	1	1	0
	2023	1	1	0
	2024	1	1	0
Total Outlets	2022	1	4	0
	2023	4	11	+7
	2024	11	12	+1

* Company-owned stores are operated by affiliated entities.

Table No. 2

Transfers of Outlets From Franchisees to New Owners (Other than the Franchisor)
For Years 2022 to 2024

Column 1 State	Column 2 Year	Column 3 Number of Transfers
None	2022	0
	2023	0
	2024	0
Total	2022	0
	2023	0
	2024	0

Table No. 3

Status of Franchised Outlets
For Years 2022 to 2024

Column 1 State	Column 2 Year	Column 3 Outlets at Start of Year	Column 4 Outlets Opened	Column 5 Terminations	Column 6 Non-renewals	Column 7 Reacquired by Franchisor	Column 8 Ceased Operations - Other Reasons	Column 9 Outlets at End of the Year
AK	2022	0	1	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1

CO	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
	2024	0	1	0	0	0	0	1
FL	2022	0	0	0	0	0	0	0
	2023	0	1	0	0	0	0	1
	2024	1	0	0	0	0	0	1
ID	2022	0	0	0	0	0	0	0
	2023	0	1	0	0	0	0	1
	2024	1	0	0	0	0	0	1
PA	2022	0	1	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1
SC	2022	0	0	0	0	0	0	0
	2023	0	1	0	0	0	0	1
	2023	1	0	0	0	0	0	1
TN	2022	0	0	0	0	0	0	0
	2023	0	1	0	0	0	0	1
	2024	1	0	0	0	0	0	1
TX	2022	0	1	0	0	0	0	1
	2023	1	3	0	0	0	0	4
	2024	4	0	0	0	0	0	4
Total	2022	0	3	0	0	0	0	3
	2023	3	7	0	0	0	0	10
	2024	10	1	0	0	0	0	11

Table No. 4

Status of Company Owned* Outlets
For Years 2022 to 2024

Col. 1 State	Col. 2 Year	Col. 3 Outlets at Start of Year	Col. 4 Outlets Opened	Col. 5 Outlets Reacquired from Franchisees	Col. 6 Outlets Closed	Col. 7 Outlets Sold to Franchisees	Col. 8 Outlets at End of the Year
NC	2022	1	0	0	0	0	1
	2023	1	0	0	0	0	1
	2024	1	0	0	0	0	1
Total	2022	1	0	0	0	0	1
	2023	1	0	0	0	0	1
	2024	1	0	0	0	0	1

* Company-owned stores are operated by affiliated entities.

Table No. 5

Projected Openings as of December 31, 2024

Column 1 State	Column 2 Franchise Agreements Signed But Outlet Not Opened	Column 3 Projected New Franchised Outlets in the Next Fiscal Year	Column 4 Projected New Company Owned Outlets in the Next Fiscal Year
FL	0	5	0
GA	0	5	0
KY	0	5	0
TX	0	5	0
Total	0	20	0

Exhibit E lists the location of each Assett Commercial Services franchised outlet in our System.

During our last fiscal year, no franchisee has had an outlet terminated, canceled, not renewed, or has otherwise voluntarily or involuntarily ceased to do business under the franchise agreement or has not communicated with us within 10 weeks of the date of this Disclosure Document. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

No franchisee has signed confidentiality clauses during the last three years.

There are no trademark-specific franchisee organizations associated with the franchise system being offered in this Franchise Disclosure Document.

ITEM 21: FINANCIAL STATEMENTS

Attached to this Disclosure Document as Exhibit C are out audited financial statements as of December 31, 2022, December 31, 2023, and December 31, 2024. Our fiscal year end is December 31.

ITEM 22: CONTRACTS

Copies of all proposed agreements regarding the franchise offering are included in Exhibit B. These include our Franchise Agreement and all exhibits to it (Marks; Key Terms; Conditional Assignment of Lease; Statement of Ownership Interests in Franchisee; Internet Advertising, Social Media and Telephone Agreement; Spousal Guaranty, and Confidentiality and Non-Compete Agreement).

ITEM 23: RECEIPT

A receipt in duplicate is attached to this Disclosure Document as Exhibit I. You should sign both copies of the receipt. Keep one copy for your own records and return the other signed copy to Assett Franchise, LLC, 1214 Hendersonville Road, Asheville, NC 28803, 828-259-2663.

EXHIBIT A

AGENCIES/AGENTS FOR SERVICE OF PROCESS

This list includes the names, addresses and telephone numbers of state agencies having responsibility for franchising disclosure/registration laws, and serving as our agents for service of process (to the extent that we are registered in their states). This list also includes the names, addresses and telephone numbers of other agencies, companies or entities serving as our agents for service of process.

State	State Agency	Agent for Service of Process
CALIFORNIA	Commissioner of the Department of Financial Protection and Innovation Department of Financial Protection and Innovation 320 West 4th Street, Suite 750 Los Angeles, CA 90013 (213) 576-7505 Toll-free (866-275-2677)	Commissioner of the Department of Financial Protection and Innovation
HAWAII	Business Registration Division Department of Commerce and Consumer Affairs 335 Merchant Street, Room 203 Honolulu, HI 96813 (808) 586-2722	Commissioner of Securities of the State of Hawaii
ILLINOIS	Office of Attorney General Franchise Division 500 South Second Street Springfield, IL 62706 (217) 782-4465	Illinois Attorney General
INDIANA	Indiana Secretary of State Securities Division 302 West Washington St., Room E-111 Indianapolis, IN 46204 (317) 232-6681	Indiana Secretary of State 201 State House Indianapolis, IN 46204
MARYLAND	Office of the Attorney General Division of Securities 200 St. Paul Place Baltimore, MD 21202-2020 (410) 576-6360	Maryland Securities Commissioner 200 St. Paul Place Baltimore, MD 21202-2020 (410) 576-6360
MICHIGAN	Michigan Department of Attorney General Consumer Protection Division Antitrust and Franchise Unit 670 Law Building Lansing, MI 48913 (517) 373-7117	Michigan Department of Commerce, Corporations and Securities Bureau
MINNESOTA	Minnesota Department of Commerce 85 7th Place East, Suite 500 St. Paul, MN 55101-2198 (651) 296-4026	Minnesota Commissioner of Commerce

State	State Agency	Agent for Service of Process
NEW YORK	NYS Department of Law Investor Protection Bureau 28 Liberty Street. 21st FL New York, NY 10005 (212) 416-8222 Phone	Attention: New York Secretary of State New York Department of State One Commerce Plaza 99 Washington Avenue, 6th Floor Albany, NY 11231-0001 (518) 473-2492
NORTH DAKOTA	North Dakota Securities Department 600 East Boulevard, 14th Floor, Dept. 414, Bismarck, ND 58505-0510 (701) 328-4712	North Dakota Securities Commissioner
RHODE ISLAND	Department of Business Regulation Division of Securities 1511 Pontiac Avenue, Building 69-1 Cranston, RI 02920 (401) 462-9585	Director of Rhode Island Department of Business Regulation
SOUTH DAKOTA	Department of Labor and Regulation Division of Insurance 124 South Euclid Suite 104 Pierre, SD 57501 (605) 773-4823	Director of South Dakota Division of Securities
VIRGINIA	State Corporation Commission Division of Securities and Retail Franchising 1300 East Main Street, 9th Floor Richmond, VA 23219 (804) 371-9051	Clerk of State Corporation Commission 1300 East Main Street, 1st Floor Richmond, VA 23219 (804) 371-9733
WASHINGTON	Department of Financial Institutions Securities Division P.O. Box 41200 Olympia, WA 98504-1200 (360) 902-8760	Director of Washington Financial Institutions
WISCONSIN	Wisconsin Securities Commissioner Securities and Franchise Registration 345 W. Washington Avenue Madison, WI 53703 (608) 266-8559	Commissioner of Securities of Wisconsin

EXHIBIT B

FRANCHISE AGREEMENT

EXHIBIT C

FINANCIAL STATEMENTS

EXHIBIT D

ASSETT COMMERCIAL SERVICES FRANCHISE OPERATIONS MANUAL

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EXHIBIT E

OUTLETS AS OF December 31, 2024

Franchised Outlets:

Jack's Cleaning, LLC
600 W 41st Ave, Suite 202A, Anchorage, AK 99503
Jakelbaker10@gmail.com

Heath Wooten
406 Great Western, Horseshoe Bay, TX 78657
catchwaymore@gmail.com

A&D Facilities, LLC
30 Lacure Avenue, Suite 201, Glenn Mills, PA 19342
albert@proenhancegroup.com

KAD2 Services, LLC
3527 S Federal Way, STE 103, Boise, ID 83705
kdoyal@assettservices.com

J.W. Tart Corporation
935 N Beneva Rd STE 609 1233, Sarasota, FL 34232
jtart@assettservices.com

Hamdan Properties, LLC
500 Gillf Creek PKWY, Apt. 1314, Columbia, SC 29209
shamdan@assettservices.com

Round Table Partners, LLC
9509 E Woodmark, Conroe, TX 77034
aacosta@assettservices.com
dwoodson@assettservices.com

Travis Barr
3101 W Market St, STE 109-504, Johnson City, TN 37604
tbarr@assettservices.com

Harbi Hassan
10900 Research Blvd, STE 160C Unit #2668, Austin, TX 78759
harbih@assettservices.com

MarshDan, LLC
656 South Jersey Street, Denver, CO 80224
dgusmerotti@assettservices.com

Franchise Agreements Signed But Not Yet Opened

None.

EXHIBIT F

STATE ADDENDA

<u>DISCLOSURES REQUIRED BY SOUTH CAROLINA LAW</u>

The State of South Carolina has not reviewed and does not approve, recommend, endorse or sponsor any business opportunity. The information contained in this disclosure has not been verified by the State. If you have any questions about this investment, see an attorney before you sign a contract or agreement.

Item 5, Item 6, and Item 7 of the Franchise Disclosure Document and relevant provisions of the Franchise Agreement are revised such that, for franchisees established in the State of South Carolina, if the seller fails to deliver the products, equipment or supplies or fails to render the services necessary to being substantial operation of the business within forty-five days of the delivery date state in your contract, you may notify the seller in writing and demand that the contract be cancelled.

DISCLOSURES REQUIRED BY NORTH CAROLINA LAW

The State of North Carolina has not reviewed and does not approve, recommend, endorse or sponsor any business opportunity. The information contained in this disclosure has not been verified by the State. If you have any questions about this investment, see an attorney before you sign a contract or agreement.

If the seller fails to deliver the product(s), equipment or supplies necessary to begin substantial operation of the business within 45 days of the delivery date stated in your contract, you may notify the seller in writing and demand that the contract be cancelled. (N.C.G.S. §66-95)

EXHIBIT G

GENERAL RELEASE

____ ("Franchisee") and its principal(s):

____

____

____

____

(a) Franchisee and Franchisee's Principal(s) do, for themselves and their successors and assigns, hereby release and forever discharge generally Franchisor and any affiliate, wholly owned or controlled limited liability company, subsidiary, successor or assign thereof and any shareholder, officer, director, employee, agent, executor, administrator, estate, trustee or heir of any of them (the "Released Franchisor Party"), from any and all claims, demands, damages, injuries, agreements and contracts, indebtedness, accounts of every kind or nature, whether presently known or unknown, suspected or unsuspected, disclosed or undisclosed, actual or potential, which Franchisee or Franchisee's Principal(s) may now have, or may hereafter claim to have or to have acquired of whatever source or origin, arising out of or related to any and all transactions of any kind or character at any time prior to and including the date hereof, including generally any and all claims at law or in equity, those arising under the common law or state or federal statutes, rules or regulations such as, by way of example only, franchising, securities and antitrust statutes, rules or regulations, in any way arising out of or connected with the Franchise Agreement or this General Release, and further promises never from this day forward, directly or indirectly, to institute, prosecute, commence, join in, or generally attempt to assert or maintain any action thereon against any Released Franchisor Party, in any court or tribunal of the United States of America, any state thereof, or any other jurisdiction for any matter or claim arising before execution of this General Release. In the event Franchisee or Franchisee's Principal(s) breaches any of the promises, covenants, or undertakings made herein by any act or omission, Franchisee and Franchisee's Principal(s) shall pay, by way of indemnification, all costs and expenses of any Released Franchisor Party caused by the act or omission, including reasonable attorneys' fees and costs.

(b) Franchisee and Franchisee's Principal(s) represent and warrant that no portion of any claim, right, demand, obligation, debt, guarantee, or cause of action released hereby has been assigned or transferred by Franchisee or Franchisee's Principal(s) to any other party, firm or entity in any manner including, but not limited to, assignment or transfer by subrogation or by operation of law. In the event that any claim, demand, or suit shall be made or institute against any Released Franchisor Party because of any such purported assignment, transfer or subrogation, Franchisee and Franchisee's Principal(s) agree to indemnify and hold such Released Franchisor Party free and harmless from and against any such claim, demand, or suit, including reasonable costs and attorneys' fees incurred in connection therewith. It is further agreed that this indemnification and hold harmless agreement shall not require payment to such claimant as a condition precedent to recovery under this paragraph.

(c) THIS RELEASE IS A GENERAL RELEASE AND THE PARTIES INTEND AND AGREE THAT IT SHALL BE INTERPRETED, CONSTRUED AND ENFORCED AS SUCH.

(d) Franchisee and Franchisee's Principal(s) acknowledge, warrant, and represent that no promises, representations, or inducements, except as set forth in this General Release, have been offered or made by any Franchisor Released Party to secure the execution of this General Release, and that this General

Release is executed without reliance on any statements or any representations not contained herein. Franchisee and Franchisee's Principal(s) knowingly waive (1) any claim that this General Release was induced by any misrepresentation or nondisclosure, and (2) any right to rescind or avoid this General Release based upon presently existing facts, known or unknown.

FRANCHISEE AND FRANCHISEE'S PRINCIPAL(S) ON BEHALF OF THEMSELVES AND THE FRANCHISEE RELEASORS WAIVE ANY RIGHTS AND BENEFITS CONFERRED BY ANY APPLICABLE PROVISION OF LAW EXISTING UNDER ANY FEDERAL, STATE OR POLITICAL SUBDIVISION THEREOF WHICH WOULD INVALIDATE ALL OR ANY PORTION OF THE RELEASE CONTAINED HEREIN BECAUSE SUCH RELEASE MAY EXTEND TO CLAIMS WHICH THE FRANCHISEE RELEASORS DO NOT KNOW OR SUSPECT TO EXIST IN THEIR FAVOR AT THE TIME OF EXECUTION OF THIS AGREEMENT. Franchisee and Franchisee's Principal(s) also covenant not to bring any suit, action, or proceeding, or make any demand or claim of any type, against any Released Franchisor Party with respect to any Franchisee Released Claim, and Franchisee and Franchisee's Principal(s) shall defend, indemnify, and hold harmless each of Franchisor Releasees against same.

[WASHINGTON STATE FRANCHISEES: THIS RELEASE SHALL NOT APPLY TO CLAIMS ARISING UNDER THE FRANCHISE INVESTMENT PROTECTION ACT, CHAPTER 19.100 RCW, OR THE RULES ADOPTED THEREUNDER IN ACCORDANCE WITH RCW 10.100.220(2).]

Executed as of __________________, 20___.

FRANCHISEE:

____

By:__________________________________

______________________,______________
(Print Name, Title)

PRINCIPAL:

____
____
(Print Name)

PRINCIPAL:

____

____
(Print Name)

<u>**EXHIBIT H**</u>

ASSETT COMMERCIAL SERVICES ACKNOWLEDGEMENT STATEMENT

Acknowledgement of the truthfulness of the statements below are an inducement for the Franchisor to enter into a Franchise Agreement (or Multi-Unit Development Agreement). Notify Franchisor immediately, prior to acknowledgment, if any statement below is incomplete or incorrect.

No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee (or developer) in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

1. Franchisee (or Developer) has conducted an independent investigation of all aspects relating to the financial, operational, and other aspects of the business of operating the Franchised Business. Franchisee (or Developer) further acknowledges that, except as may be set forth in Franchisor's Disclosure Document, no representations of performance (financial or otherwise) for the Franchised Business provided for in this Agreement has been made to Franchisee (or Developer) by Franchisor and Franchisee (or Developer) and any and all Principals hereby waive any claim against Franchisor for any business failure Franchisee (or Developer) may experience as a franchisee (or developer) under this Agreement.

______
Initial

2. Franchisee (or Developer) has conducted an independent investigation of the business contemplated by this Agreement and understands and acknowledges that the business contemplated by this Agreement involves business risks making the success of the venture largely dependent upon the business abilities and participation of Franchisee (or Developer) and its efforts as an independent business operation.

______
Initial

3. Franchisee (or Developer) agrees that no claims of success or failure have been made to it or him or her prior to signing the Franchise Agreement (or Multi-Unit Development Agreement) and that it/she/he understands all the terms and conditions of the Franchise Agreement (or Multi-Unit Development Agreement). Franchisee (or Developer) further acknowledges that the Franchise Agreement (or Multi-Unit Development Agreement) contains all oral and written agreements, representations, and arrangements between the parties hereto, and any rights which the respective parties hereto may have had under any other previous contracts are hereby cancelled and terminated, and that this Agreement cannot be changed or terminated orally.

______
Initial

4. Franchisee (or Developer) has no knowledge of any representations by Franchisor or its officers, directors, shareholders, employees, sales representatives, agents or servants, about the business contemplated by the Franchise Agreement (or Multi-Unit Development Agreement) that are contrary to the terms of the Franchise Agreement (or Multi-Unit Development

Agreement) or the documents incorporated herein. Franchisee (or Developer) acknowledges that no representations or warranties are made or implied, except as specifically set forth in the Franchise Agreement (or Multi-Unit Development Agreement). Franchisee (or Developer) represents, as an inducement to Franchisor's entry into this Agreement, that it has made no misrepresentations in obtaining the Franchise Agreement (or Multi-Unit Development Agreement).

______
Initial

5. Franchisor expressly disclaims the making of, and Franchisee (or Developer) acknowledges that it has not received or relied upon, any warranty or guarantee, express or implied, as to the potential volume, profits or success of the business venture contemplated by the Franchise Agreement (or Multi-Unit Development Agreement).

______
Initial

6. Franchisee (or Developer) acknowledges that Franchisor's approval or acceptance of Franchisee's (or Developer's) Business location does not constitute a warranty, recommendation, or endorsement of the location for the Franchised Business, nor any assurance by Franchisor that the operation of the Franchised Business at the premises will be successful or profitable.

______
Initial

7. Franchisee (or Developer) acknowledges that it has received the Assett Franchise, LLC Franchise Disclosure Document with a complete copy of the Franchise Agreement (and Multi-Unit Development Agreement) and all related Attachments and agreements at least fourteen (14) calendar days prior to the date on which the Franchise Agreement (or Multi-Unit Development Agreement) was executed. Franchisee (or Developer) further acknowledges that Franchisee (or Developer) has read such Franchise Disclosure Document and understands its contents.

______
Initial

8. Franchisee (or Developer) acknowledges that it has had ample opportunity to consult with its own attorneys, accountants, and other advisors and that the attorneys for Franchisor have not advised or represented Franchisee (or Developer) with respect to the Franchise Agreement (or Multi-Unit Development Agreement) or the relationship thereby created.

______
Initial

9. Franchisee (or Developer), together with Franchisee's (or Developer's) advisers, has sufficient knowledge and experience in financial and business matters to make an informed investment

decision with respect to the Franchise granted by the Franchise Agreement (or Multi-Unit Development Agreement).

______
Initial

10. Franchisee (or Developer) is aware of the fact that other present or future franchisees (or developers) of Franchisor may operate under different forms of agreement(s), and consequently that Franchisor's obligations and rights with respect to its various franchisees may differ materially in certain circumstances.

______
Initial

11. It is recognized by the parties that Franchisor is also (or may become) a manufacturer or distributor of certain products under the Marks licensed herein; and it is understood that Franchisor does not warrant that such products will not be sold within the Franchisee's (or Developer's) Territory by others who may have purchased such products from Franchisor.

______
Initial

12. BY EXECUTING THE FRANCHISE AGREEMENT (OR MULTI-UNIT DEVELOPMENT AGREEMENT), FRANCHISEE (OR DEVELOPER) AND ANY PRINCIPAL, INDIVIDUALLY AND ON BEHALF OF FRANCHISEE'S (OR DEVELOPER'S) AND SUCH PRINCIPAL'S HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, HEREBY FOREVER RELEASE AND DISCHARGE ASSETT FRANCHISE, LLC, ASSETT HOLDING, LLC, ASSETT IP, LLC, AND ANY OF THE ABOVE'S PARENT COMPANY, SUBSIDIARIES, DIVISIONS, AFFILIATES, SUCCESSORS, ASSIGNS AND DESIGNEES, AND THE FOREGOING ENTITIES' DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, SHAREHOLDERS, SUCCESSORS, DESIGNEES AND REPRESENTATIVES FROM ANY AND ALL CLAIMS, DEMANDS AND JUDGMENTS RELATING TO OR ARISING UNDER THE STATEMENTS, CONDUCT, CLAIMS OR ANY OTHER AGREEMENT BETWEEN THE PARTIES EXECUTED PRIOR TO THE DATE OF THE FRANCHISE AGREEMENT (OR MULTI-UNIT DEVELOPMENT AGREEMENT), INCLUDING, BUT NOT LIMITED TO, ANY AND ALL CLAIMS, WHETHER PRESENTLY KNOWN OR UNKNOWN, SUSPECTED OR UNSUSPECTED, ARISING UNDER THE FRANCHISE, SECURITIES, TAX OR ANTITRUST LAWS OF THE UNITED STATES OR OF ANY STATE OR TERRITORY THEREOF. THIS RELEASE SHALL NOT APPLY TO ANY CLAIMS ARISING FROM REPRESENTATIONS MADE BY FRANCHISOR IN FRANCHISOR'S FRANCHISE DISCLOSURE DOCUMENT RECEIVED BY FRANCHISEE (OR DEVELOPER).

______
Initial

Signature page to follow

FRANCHISEE:

____

By:___________________________

_______________,_____________
(Print Name, Title)

Date:_________________________

PRINCIPAL:

____

____
(Print Name)

Date: _________________________________

PRINCIPAL:

____

____
(Print Name)

Date: _________________________________

State Effective Dates

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the states, or be exempt from registration: California, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

This document is effective and may be used in the following states, where the document is filed, registered, or exempt from registration, as of the Effective Date states below:

In all other states that do not require registration, the effective date of this Disclosure Document is the issuance date of April 30, 2025.

EXHIBIT I

RECEIPT OF FRANCHISE DISCLOSURE DOCUMENT OF ASSETT FRANCHISE, LLC

This Franchise Disclosure Document summarizes certain provisions of the Franchise Agreement and other information in plain language. Read this Franchise Disclosure Document and all exhibits carefully.

If Assett Franchise, LLC offers you a franchise, it must provide this Disclosure Document to you 14 calendar-days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale.

New York requires you to receive this Franchise Disclosure Document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

If Assett Franchise, LLC does not deliver this Disclosure Document on time or if it contains a false or misleading statement, or a material omission, a violation of federal and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC 20580 and to your state authority listed on Exhibit A.

The name and principal business address and telephone number of each franchise seller offering the franchise is:

Matt Pencarinha
1278 Hendersonville Road, Suite E
Asheville, NC 28803
828-259-2663

Issuance Date: April 30, 2025

I received a Disclosure Document dated ________________ that included the following Exhibits:

EXHIBIT A: List of State Franchise Administrators and Agents for Service of Process
EXHIBIT B: Franchise Agreement
EXHIBIT C: Financial Statements
EXHIBIT D: Operations Manual Table of Contents
EXHIBIT E: Franchised Outlets
EXHIBIT F: State Addenda
EXHIBIT G: Release
EXHIBIT H: Franchisee Acknowledgement Statement
State Effective Dates
EXHIBIT I: Receipt

Date Received: ________________________ DATE:____
(If other than date signed)

____
(Signature of recipient)

____
(Printed name of recipient)

____

____
Legal residence address

Please return signed receipt to Assett Franchise, LLC,
1278 Hendersonville Road, Suite E
Asheville, NC 28803

EXHIBIT I

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EXHIBIT H: Franchisee Acknowledgement Statement
State Effective Dates
EXHIBIT I: Receipt

Date Received: ______________________
(If other than date signed)

DATE:_____________________________________

____
(Signature of recipient)

____
(Printed name of recipient)

____

____
Legal residence address

KEEP FOR YOUR RECORDS