FRANCHISE DISCLOSURE DOCUMENT
KEI FRANCHISING CORP.
(a California corporation)
36343 W. Cartegna Lane
Maricopa, Arizona 85138
1-888-878-8837
E-mail Address: info@keiwindows.com
www.keiwindows.com

We offer a franchise to sell commercial and residential window cleaning services. We offer six sizes of franchise plans (Plan A, Plan B, Plan C, Plan D, Plan E and Plan F).

Plan	Total Investment Necessary to Begin Operations:	Amount That Must Be Paid to Franchisor
A	$20,090 to $30,025	$13,000
B	$28,090 to $38,025	$21,000
C	$20,090 to $40,025	$23,000
D	$38,090 to $48,025	$31,000
E	$12,000 TO $22,000	$5,200
F	$20,000 to $30,000	$13,200

This disclosure document ("Disclosure Document") summarizes certain provisions of your franchise agreement and other information in plain English. Read this Disclosure Document and all accompanying agreements carefully. You must receive this Disclosure Document at least 14 calendar-days before you sign a binding agreement with, or make any payment to, the franchisor or any affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your Disclosure Document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Donald L. Black, 36343 W. Cartegna Lane, Maricopa, Arizona 85138, and (**888-878-8837**).

The terms of your franchise agreement will govern your franchise relationship. Do not rely upon the Disclosure Document alone to understand your franchise agreement. Read all of your franchise agreement and related documents carefully. You should review your franchise agreement and this Disclosure Document with an advisor, such as an attorney or an accountant.

Buying a franchise is a complex investment. The information in this Disclosure Document can help you to make an informed decision. More information on franchising, such as "*A Consumer's Guide to Buying a Franchise*," which can help you understand how to use this Disclosure Document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D.C. 20580. You can also visit the FTC's home webpage 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.

Date of Issuance: March 26, 2020, as amended on June 26, 2020.

equal to the amount of any deficiency or terminate the Franchise Agreement and refund to you the Initial Franchise Fee paid by you to us, less the then current training fee which shall not be less than Eight Thousand Four Hundred Dollars ($8,400) for Plans A and B, not less than Ten Thousand Eight Hundred Dollars ($10,800); for Plans C and D and not less than Eight Thousand Dollars ($8,000) for Plan E. You would have to provide to us a General Release and comply with the post termination obligations of the Agreement. You would be able to keep any Gross Volume earned by you during the Protection Period.

As of year-end 2019, there were 12 KEI franchisees. The following table shows the plan that each of these franchisees purchased, the guaranteed income per plan during the Protection Period, the actual earnings during the Protection Period and the length of time each franchised business was open. The guaranteed income during the Protection Period has changed over the years. Franchisees who bought Plan B more than 10 years ago may have had a different guarantee than those who purchased Plan B more recently.

Franchisee Number	Plan Purchased	Guaranteed income during the 1st 6 months	1st 6 months actual earnings	Years active
14	A	3,000.00	20,232.00	2
19	E	2,000.00	14,931.00	2
8	B	3,000.00	20,025.00	3
10	B	3,000.00	23,367.00	5
7	B	3,000.00	28,933.00	6
15	B	3,000.00	20,196.00	7
5	A	3,000.00	28,471.00	10
1	B	3,400.00	23,799.00	13
4	B	3,400.00	27,494.00	13
12	B	3,400.00	28,259.00	14
6	B	3,400.00	38,984.00	14
3	D	3,400.00	39,363.00	15

Some outlets have earned these amounts. Your individual results may differ. There is no assurance you'll earn as much.

The financial performance representation does not reflect the costs of sales, operating expenses or other costs or expenses that must be deducted from the gross revenue or gross sales figures to obtain your net income or profit. You should conduct an independent investigation of the costs and expenses you will incur in operating your franchised business. Franchisees or former franchisees, listed in the Disclosure Document, may be one source of this information. Written substantiation of the data used in preparing these statistics will be provided upon request.

Other than as expressed above, we do not make any representations about a franchisee's future financial performance or the past financial 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

STATE EFFECTIVE DATES

The following states have franchise laws that require that the Franchise Disclosure Documents be registered or filed with the state, 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 stated below:

State	Effective Date
California	May 22, 2020, as amended on _____

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

ITEM 23
RECEIPTS
(RETURN THIS COPY TO US)

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

If KEI Franchising Corporation offers you a franchise, then KEI Franchising Corporation must provide this Disclosure Document to you 14 calendar days before you sign a binding agreement with, or make a payment to us or an affiliate in connection with the proposed franchise sale, except in the following jurisdictions where:

Michigan requires that we give you this Disclosure Document at the earlier of 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

New York requires you to receive this 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 KEI Franchising Corporation 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, D.C. 20580 and the appropriate state agency listed in Exhibit E.

Issuance Date: March 26, 2020, as amended on June 26, 2020.

The name, principal business address of the franchise seller(s) are: Don Black and James Black, 36343 W. Cartegna Lane, Maricopa, Arizona 85138

KEI Franchising Corporation authorizes the respective state agencies identified on Exhibit E to receive service of process for us in the particular state.

I have received a Disclosure Document dated March 26, 2020, as amended on June 26, 2020 including the following Exhibits:

A. Franchise Agreement with Exhibits
B. Financial Statement
C. Statement of Prospective Franchisee
D. Table of Contents of Manual
E. List of State Administrators and Agents for Service of Process
F. California Addendum
G. List of Current and Former Franchisees
H. Equipment Package
I. Receipt for Franchise Disclosure Document

_____ _____
Date Prospective Franchisee

_____ _____
Date Prospective Franchisee

Please return this copy to: Donald L. Black, KEI Franchising Corp., 36343 W. Cartegna Lane, Maricopa, Arizona 85138.

ITEM 23
RECEIPTS
(KEEP THIS COPY FOR YOUR RECORDS)

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Issuance Date: March 26, 2020, as amended on June 26, 2020.

The name, principal business address of the franchise seller(s) are: Don Black and James Black, 36343 W. Cartegna Lane, Maricopa, Arizona 85138, (888) 878-8837.

KEI Franchising Corporation authorizes the respective state agencies identified on Exhibit E to receive service of process for us in the particular state.

I have received a Disclosure Document dated March 26, 2020, as amended on June 25, 2020, including the following Exhibits:

A. Franchise Agreement with Exhibits
B. Financial Statement
C. Statement of Prospective Franchisee
D. Table of Contents of Manual
E. List of State Administrators and Agents for Service of Process
F. California Addendum
G. List of Current and Former Franchisees
H. Equipment Package
I. Receipt of Franchise Disclosure Document

_____ _____
Date Prospective Franchisee

_____ _____
Date Prospective Franchisee