

FRANCHISE DISCLOSURE DOCUMENT

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Scottish
INNS

RED
CARPET
INN.

Master
Hosts
INNS


DOWNTOWNER
INNS

Passport
Inn. 

As a Franchisee, you will operate a hotel under the trade name Scottish Inns, Scottish Suites, Scottish Inns & Suites, Red Carpet Inn, Red Carpet Suites, Red Carpet Inn & Suites, Master Hosts Inns, Master Hosts Resort, Passport Inn, Passport Inn & Suites, Downtowner Inns, or Downtowner Inns & Suites.

The total investment necessary to begin operation of the franchised hotel ranges from \$134,195.00 to \$531,295 for a converted hotel and \$1,384,895 to \$2,611,995.00 for a newly constructed hotel, not including the cost of real estate, ~~depending on the type of hotel~~. This includes \$6,995 to \$16,995.00 depending on the type of hotel, 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 this disclosure document at least 14 calendar days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no government agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact the Franchise Administration Department at 1726 Montreal Circle, Suite 110, Tucker, Georgia 30084-6809, (800) 892-8405, sales@hifranchise.com.

The terms of your contract govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "*A Consumer's Guide to Buying a Franchise*", which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, 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.