

FRANCHISE DISCLOSURE DOCUMENT

Mobility Plus Home Access, LLC
A Florida limited liability company
601 Brickell Key Drive, Suite 700
Miami, FL 33131
(312) 498-6624
franchise@mobilityplus.com
www.mobilityplus.com



As a Mobility Plus Home Access franchisee, you will operate a business that sells, rents, services and installs new and used residential mobility related products, including but not limited to stair lifts, ramps, vertical platform lifts, scooter lifts, and other home access and fall prevention products and services. Your business may also conduct repairs of mobility equipment, but only through our Veterans Administration Program. You will operate a mobile business.

The total investment necessary to begin operation of a Mobility Plus Home Access franchise is \$73,995 to \$118,495. This includes \$55,495 to \$89,495 that must be paid to the franchisor or affiliate.

The total investment necessary to begin operation as a Developer is the total investment to begin operations of a single Mobility Plus Home Access franchise (described above) plus the Development Fee of \$35,000 times the number of additional Mobility Plus Home Access franchises to be developed. We grant qualified candidates the right to develop between two and three Mobility Plus Home Access franchises.

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

We furnish the Disclosure Document electronically via FranConnect. To discuss the criteria needed in order to receive our Disclosure Document before you meet with the Franchisor in person, contact Richard Peter at 601 Brickell Key Drive, Suite 700, Miami, FL 33131, phone: 312-498-6624.

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

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

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, or litigation only in Illinois. Out-of-state 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 Illinois than in your own state.
2. **Supplier Control.** You must purchase all or nearly all of the inventory or supplies that are necessary to operate your business from the franchisor, its affiliate, or suppliers that the franchisor designates, at prices the franchisor or they set. These prices may be higher than prices you could obtain elsewhere for the same or similar goods. This may reduce the anticipated profit of your franchise business.
3. **Financial Condition.** The Franchisor’s financial condition as reflected in its financial statements (see Item 21) calls into question the Franchisor’s financial ability to provide services and support to you.
4. **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.
5. **Mandatory Minimum Payments.** You must make minimum royalty or advertising fund payments, regardless of your sales levels. Your inability to make the payments may result in termination of your franchise and loss of your investment.

Certain states may require other risks to be highlighted. Check the “State Specific Addenda” (if any) to see whether your state requires other risks to be highlighted.

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

In this disclosure document, “we”, “us,” or “our” refers to Mobility Plus Home Access, LLC. “You” means the person to whom we grant a franchise. If you are a corporation, limited liability company, or other entity, each owner of the franchise entity must also sign the franchise agreement, which means that all of the franchise agreement’s provisions also will apply to your owners.

Our name is Mobility Plus Home Access, LLC. We are a Florida limited liability company. We were formed on August 22, 2023. We use the names “Mobility Plus Home Access, LLC” and “Mobility Plus”. We do not intend to use any other names to conduct business. We offer a franchise distribution system under a License Agreement dated August 22, 2023 (as described in Item 13) with Mobility Plus IP, LLC, our affiliate. Our agent for service of process in Florida is Abbie Hodge, Florida Filing & Search Service, Inc., 155 Office Plaza Drive, Tallahassee, Florida 32301. Our agents for service of process in other states are disclosed in Exhibit A.

Our Parents and Predecessors

We are a direct, wholly-owned subsidiary of Mobility Plus Holdings, LLC (“Parent”). The principal business address of Mobility Plus Holdings, LLC is 601 Brickell Key Drive, Suite 700, Miami, FL 33131. Our Parent has never operated a business of the type being franchised and has not offered franchises in other lines of business.

Our Affiliates

We currently have no affiliates required to be included in this item except as provided below.

Our affiliate, Mobility Plus LLC (“MP”), is an Illinois limited liability company formed on August 30, 2007.

Our affiliate, Mobility Plus IP, LLC (“MPIP”), is a Florida limited liability company formed on August 22, 2023. MP owns the MOBILITY PLUS trademarks that it licenses to us.

Our affiliate, Mobility Plus Systems, LLC (“MPS”), is an Illinois limited liability company formed on March 13, 2013.

Our affiliate, Mobility Plus Stores, LLC (“MP Stores”), is a Florida limited liability company formed on August 22, 2023.

The principal place of business of Mobility Plus Home Access, LLC, MPIP, and MP Stores is 601 Brickell Key Drive, Suite 700, Miami, FL 33131. The principal place of business of MP and MPS is 2815 Forbs Ave., Suite 107, Hoffman Estates, Illinois 60192.

Our Franchising History

We have never operated businesses of the type being franchised. We have been offering and selling Mobility Plus Home Access franchises since September 2023. We do not have any other business activities. We have not offered franchises in other lines of business.

Affiliates' Business and Franchising History

Our affiliate, Mobility Plus Systems, LLC (“MPS”) offers Mobility Plus franchises under a materially different business model, under which we grant Mobility Plus franchisees not only the right to sell stair lifts, modular ramps and vertical lifts and to rent, install, and service these products but also the right to sell, service and rent scooters, power wheelchairs, portable ramps, scooter lifts, manual mobility aids and related accessories from a Showroom. MPS has since October 2016 offered Mobility Plus franchises in this line of business. As December 31, 2023, MPS had 54 franchises in 23 states.

MPS previously offered area representative rights to certain individuals and companies, under a separate franchise disclosure document. An Area Representative acts as our representative within a defined geographic area to solicit prospective franchisees and to provide support before, during and after a franchisee begins operations. If your franchise is in an area with an Area Representative, they will assist us in providing certain support functions to you. We are currently not selling Mobility Plus Home Access franchises in areas with Area Representatives but we reserve the right to do so in future.

Our affiliate, Mobility Plus Stores, LLC (“MP Stores”) offers Mobility Plus franchises under a materially different business model, under which we grant Mobility Plus franchisees only the right to sell, service and rent scooters, power wheelchairs, portable ramps, scooter lifts, manual mobility aids and related accessories from a Showroom. MP Stores began offering Mobility Plus Stores franchises in August 2023. As of the date of this disclosure document, MP Stores does not yet have any franchisees.

Our affiliate, Mobility Plus, LLC (“MP”) operates as a purchaser of inventory from vendors on behalf of franchisees. From 2008 to 2020, MP operated a business which was similar to the type of business being franchised in that it marketed and sold stair lifts to customers referred by the US Department of Veterans Affairs but was dissimilar in that it only offered installation, repair, and maintenance services and did not sell products or operate out of a Showroom. MP has never operated a business in any other line of business, and it has never offered franchises in any other line of business.

Except as noted above, none of our affiliates have offered franchises in the same line of business as offered in this disclosure document or in any other line of business, nor have they conducted any other business.

The Franchise Offered

If you sign a franchise agreement with us, you will develop and operate a Mobility Plus Home Access franchised business (“Mobility Plus Business”) that sells, rents, services and installs new and used residential mobility related products, including but not limited to stair lifts, ramps,

sole supplier) of a good or service in the future. None of our officers owns an interest in any supplier to our franchisees.

If you want to use a supplier that is not on our list of approved suppliers, you must request our approval in writing. We will grant or revoke approvals of suppliers based on criteria appropriate to the situation, which may include evaluations of the supplier's capacity, quality, financial stability, reputation, and reliability; inspections; product testing, and performance reviews. Our criteria for approving suppliers are not available to you. We permit you to contract with alternative suppliers who meet our criteria only if you request our approval in writing, and we grant approval. We will provide you with written notification of the approval or disapproval of any supplier you propose within 30 days after receipt of your request. We do not charge a fee for our review of alternative suppliers. We may grant approvals of new suppliers or revoke past approvals of suppliers on written notice to you, or by updating our Manual.

We issue specifications and standards to you for applicable aspects of the franchise in our Manual and/or in written directives. We may issue new specifications and standards for any aspect of our brand system, or modify existing specifications and standards, at any time by revising our Manual and/or issuing new written directives (which may be communicated to you by any method we choose). We will generally (but are not obligated to) issue new or revised specifications only after testing in our headquarters or in our company-owned outlet.

We estimate that the required purchases and leases to establish your business are 70% to 85% of your total purchases and leases to establish your business. We estimate that the required purchases and leases of goods and services to operate your business are 70% to 85% of your total purchases and leases of goods and services to operate your business.

Currently, we do not derive revenue from the required purchases and leases by franchisees, nor do we receive payments from any designated suppliers based on purchases by you or other franchisees. However, the franchise agreement does not prohibit us from doing so. Since we did not have any franchisees operating as of December 31, 2023, neither we nor our affiliate received revenue from purchase by our franchisees of inventory and other products in 2023.

Certain suppliers currently pay our affiliate rebates based on franchisee purchases.

No purchasing or distribution cooperative currently exists.

We do not provide any material benefit (including rights to enter into a successor franchise agreement or the right to additional franchises) to you based on your purchase of particular goods or services, or your use of particular suppliers.

The remainder of this page has been left blank intentionally.