



HOMEVESTORSSM OF AMERICA, INC.

FRANCHISE DISCLOSURE DOCUMENT

HOMEVESTORS OF AMERICA, INC.

a Delaware corporation

6500 Greenville Avenue, Suite 400

Dallas, Texas 75206

972-761-0046

www.homevestors.com

The franchises offered are for the right to operate a business to buy, sell and rehabilitate residential and commercial properties and provide certain services to buyers and sellers. Full franchises ("Full Franchises") have a higher initial fee and lower ongoing fees than associate franchises ("Associate Franchises"), either of which may be operated on a full-time or part-time basis.

The total investment necessary to begin operation of a Full Franchise HomeVestors Business is \$155,000 to \$461,250. This includes \$85,000 that must be paid to the franchisor or affiliate.

The total investment necessary to begin operation of an Associate Franchise HomeVestors Business is \$109,000 to \$415,250. This includes \$39,000 that must be paid to the franchisor or affiliate.

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.**

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 our General Counsel at 6500 Greenville Avenue, Suite 400, Dallas, Texas 75206 and (972) 761-0046.

The terms of your contract will govern your franchise relationship. Don't rely on this 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 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.

**TABLE 3
STATUS OF FRANCHISE OUTLETS FOR YEARS 2021 to 2023**

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-Renewals	Reacquired by Franchisor	Ceased Operations – Other Reasons	Outlets at End of the Year*
	2023	26	2	1	0	0	0	26
Texas	2021	148	9	5	2	0	1	145
	2022	145	8	5	3	0	0	147
	2023	147	7	6	4	0	0	147
Utah	2021	5	1	0	0	0	0	7
	2022	7	1	0	0	0	0	7
	2023	7	3	2	0	0	0	7
Vermont	2021	2	0	0	0	0	0	2
	2022	2	0	0	0	0	0	2
	2023	2	0	0	1	0	0	1
Virginia	2021	32	1	1	0	0	0	33
	2022	33	2	1	0	0	0	33
	2023	33	2	2	0	0	0	33
Washington	2021	20	3	2	1	0	0	20
	2022	20	3	4	0	0	0	19
	2023	19	2	1	2	0	0	17
West Virginia	2021	1	0	0	0	0	0	1
	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
Wisconsin	2021	23	4	0	0	0	0	27
	2022	27	1	0	0	0	0	28
	2023	28	0	3	0	0	0	25
Wyoming	2021	0	0	0	0	0	0	0
	2022	0	0	0	0	0	0	0
	2023	0	0	0	0	0	0	0
Total	2021	1148	108	77	24	0	1	1154
	2022	1154	76	62	23	0	1	1144
	2023	1144	66	104	24	0	0	1082

*The total outlets for a particular state for a particular year may not foot to the numbers in the applicable row due to the relocation of franchise outlets (i.e., change in Territory) from one state to another state during that year.

During 2023, franchises initially located in California (2), Colorado, Florida, Minnesota (2), Nevada, North Carolina, Tennessee and Washington relocated to Alabama (2), Florida (3), Mississippi, South Carolina and Texas (3).

During 2022, franchises initially located in California (2), Colorado, Connecticut, Florida, Illinois, Maine, Massachusetts, Oklahoma, Pennsylvania, Vermont and Virginia relocated to Alabama (2), Florida (3), Indiana, Kansas, Nevada, North Carolina (2), Rhode Island and Texas.

During 2021, franchises initially located in California (2), Colorado (2), District of Columbia, Florida (2), Georgia (2), Illinois (2), Nebraska, Nevada, Rhode Island, Texas (3) and Utah (2) relocated to Arizona, California, Florida (3), Illinois (3), Indiana (2), Louisiana, Michigan, New Mexico, North Carolina, Pennsylvania, Tennessee, Texas (2) and Utah.

**TABLE 4
STATUS OF COMPANY-OWNED OUTLETS FOR YEARS 2021 to 2023**

State	Year	Outlets at Start of Year	Outlets Opened	Outlets Reacquired From Franchisee	Outlets Closed	Outlets Sold to Franchisee	Outlets at End of the Year
Florida	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	2023	0	2	0	0	0	2
Ohio	2021	0	0	0	0	0	0
	2022	0	1	0	0	0	1
	2023	1	2	0	0	0	3
Oklahoma	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	2023	0	1	0	0	0	1
Pennsylvania	2021	0	0	0	0	0	0
	2022	0	1	0	0	0	1
	2023	1	0	0	0	0	1
Texas	2021	0	0	0	0	0	0
	2022	0	0	0	0	0	0
	2023	0	2	0	0	0	2
Utah	2021	0	0	0	0	0	0
	2022	0	1	0	0	0	1
	2023	1	0	0	0	0	1
Total	2021	0	0	0	0	0	0
	2022	0	3	0	0	0	3
	2023	3	7	0	0	0	10

Includes HomeVestors Businesses operated by our affiliates.