

## FRANCHISE DISCLOSURE DOCUMENT



One You Love Homecare Franchising, LLC

Office Address:

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Philadelphia, PA 19145

Mailing Address:

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Philadelphia, PA 19145

Telephone: 1(800) 280-1169

Email: [franchise@oneyoulovehomecare.com](mailto:franchise@oneyoulovehomecare.com)

Website: [www.oneyoulovehomecare.com](http://www.oneyoulovehomecare.com)

Franchisor franchises the right to own and operate businesses offering non-medical personal care and companion care services provided by certified nursing assistants, home health aides, personal care aides and companions to seniors and other adults with chronic or acute illnesses under the mark “One You Love Homecare.”

The total investment necessary to begin operation of a One You Love Homecare Business is \$95,400 to \$170,800. This includes \$49,800 to \$60,850 that must be paid to Franchisor or its affiliates.

The total investment necessary to operate multiple One You Love Homecare Businesses under our form of area development agreement depends on the number of Businesses we grant you the right to develop. The minimum number of businesses you are required to develop under the Development Agreement is three (3). The total investment necessary to enter into a development agreement for the right to develop three (3) One You Love Homecare Businesses is \$174,400 to \$239,800. This includes ~~(a) a development fee of \$128,500 that is paid to us, and (b) the total investment to open and commence operations of the initial One You Love Homecare Business~~ Franchisor or an affiliate. You will be obligated to pay \$39,500 for each additional One You Love Homecare business after the first three.

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 corporate office at Business Address: 1620 W. Oregon Avenue, Philadelphia, PA 19145, Mailing Address: P.O. Box 60504, Philadelphia, PA 19145, via telephone at 1(800) 280-1169 or by emailing [franchise@oneyoulovehomecare.com](mailto:franchise@oneyoulovehomecare.com).

The terms of your Franchise Agreement will govern your franchise relationship. Don't rely on the Disclosure Document alone to understand your contracts. Read all of your contracts carefully. Show your contracts 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

“Operations Manual”), and which we may change at our sole discretion. The Operations Manual covers many aspects of your Franchised Business’ operations, such as processes and procedures for the provision of the Approved Services and techniques for developing a client base. You must offer services and products in the manner we prescribe and authorize, provide quality customer service, and otherwise operate the Franchised Business in such a manner that will serve to emulate and enhance the image intended by us for the System.

You may only offer approved services and products (“Approved Services and Products”) through your Franchised Business and no other products and services. All Approved Services and Products must meet our standards and specifications. In order to: (i) better assure the quality of the Approved Services and Products; (ii) assure the supply or quality of the Approved Services and Products; and/or (iii) enable us, in our sole discretion to take advantage of marketplace efficiencies, we have the right to require you to purchase certain Approved Services and Products only from us or other suppliers or distributors approved or designated by us. We may also develop certain Proprietary Products which you must purchase from us and offer for sale through your One You Love Homecare Business. If you decide to offer products or services other than those that we have authorized in connection with operating your One You Love Homecare Business, you must obtain our prior written consent. Presently, neither we nor our officers have an ownership interest in any approved or designated supplier. Additionally, neither we nor our Affiliate is currently the only supplier of any Approved Products, nor are we or our Affiliate the approved supplier of any products, goods, or services.

We currently have Approved Suppliers and specifications for: (i) our POS System and software; (ii) uniforms; (iii) items bearing our Marks; (iv) marketing; (v) payroll; (vi) insurance; (vii) answering service; (viii) advertising/promotional items; (ix) technology/software; (x) policies and procedures, employee handbooks and client handbooks; (xi) iPad security software; (xii) iPad programming; (xiii) bookkeeping services (currently, \$395 per month); and (xiv) franchise analytics platforms. Neither us nor our affiliates are currently Approved Suppliers for any products or services.

We reserve the right to formulate and modify our standards and specifications for operating a One You Love Homecare Business based upon the collective experience of our affiliates and principals. Our standards and specifications are described in the Franchise Agreement, the Operations Manual, and other written documents. We may provide our standards and specifications to you or directly to our approved suppliers. We have the right, under the Franchise Agreement, to change the standards and specifications applicable to the operation of the franchise, including standards and specifications for products, signs, furnishings, supplies, fixtures, inventory and equipment by written notice to you or through changes in the Operations Manual. You may incur an increased cost to comply with these changes at your own expense; however, no change will materially alter your fundamental rights under the Franchise Agreement you may sign. We will notify you of any change to our standards and specifications by way of amendments to the on-line Operations Manual. These updates will be delivered electronically.

We reserve the right to derive revenue from your required purchases from approved suppliers. We estimate that your required purchases will account for approximately 8% to 12% of all purchases and leases necessary to open your One You Love Homecare Business and approximately 5% to 10% of your annual costs to operate your One You Love Homecare Business thereafter.

As of our fiscal year ended December 31, 2025, we derived \$44,088 from the Technology Fee, or 4.79% of our total revenue of \$919,406.

We currently receive a rebate of 5% for the first year from our billing provider. During the 2025 fiscal year, we derived a rebate of \$185.00 from our billing provider.

			any other act which injures or prejudices the goodwill associated with the Proprietary Marks or the System- <u>(subject to applicable state law)</u> .
r.	Non-competition covenants after the franchise is terminated or expires	17.2	For a period of 2 years after the expiration and non-renewal, transfer or termination of the Franchise Agreement, regardless of the cause, neither you, your officers, directors, principals, nor any members of your immediate family or the immediate family of your officers, directors, or principals may, directly or indirectly, for themselves or through, on behalf of, or in conjunction with any other person, partnership or corporation enter into any business competing in whole or in part with us in granting franchises or licenses to operate businesses offering the Services, including personal care and companion care services, or any other products or services offered or authorized for sale by System franchisees at the time your agreement is terminated or otherwise expires and is not renewed. For a period of 2 years after the expiration, transfer or termination of the Franchise Agreement, regardless of the cause, neither you, your officers, directors, principals, nor any members of your immediate family or the immediate family of your officers, directors, or principals may, directly or indirectly, for themselves or through, on behalf of, or in conjunction with any other person, partnership or corporation: (i) own, maintain, engage in, be employed as an officer, director, principal or executive of, or have any interest in any other business offering the Services, including personal care and companion care services, or any other products or services authorized by us for sale by System franchisees at the time your franchise agreement is terminated or otherwise not renewed, (a) at the Franchised Business Premises, (b) within the Designated Territory granted, or (c) within a radius of 25 miles of the perimeter of (1) the Designated Territory granted or (2) any other territory or marketing area licensed by us as of the date of expiration or termination of the Franchise Agreement, or (3) any One You Love Homecare business which we or our affiliates operate; or (ii) solicit business from clients of your former franchise or contact any of our suppliers or vendors for any competitive business purpose- <u>(subject to applicable state law)</u> .
s.	Modification of the Franchise Agreement	22.1	The Franchise Agreement may only be modified or amended in writing signed by all parties.
t.	Integration/ merger clauses	22.1	Only the terms of the franchise agreement are binding (subject to state law). Any representations or promises outside the disclosure document and franchise agreement may not be enforceable. Notwithstanding the foregoing, nothing in the Franchise Agreement or any related agreement is intended to disclaim the representations made in the Franchise Disclosure Document.
u.	Dispute resolution by arbitration or mediation	18.3 and 18.4	You must bring all disputes before our Chief Executive Officer prior to bringing a claim before a third party. After exhausting this internal dispute resolution procedure, at our option, all claims or disputes between you and us must be submitted first to mediation in Philadelphia, Pennsylvania in accordance with the American Arbitration Association's Commercial Mediation Rules then in effect. All disputes and claims relating to this Agreement or any other agreement entered into between the parties, the rights and obligations of the parties, or any other claims or causes of action relating to the making, interpretation, or performance

**PART II: ANNUAL GROSS SALES GENERATED BY THE FRANCHISED LOCATIONS  
DURING THE 2022, 2023, 2024, and 2025 CALENDAR YEARS**

<b><u>Full-Time Franchised Locations</u></b>						
<b><u>Franchised Location</u></b>	<b><u>Number of Territories</u></b>	<b><u>Date Opened in First Territory</u></b>	<b><u>2022 Total Gross Sales</u></b>	<b><u>2023 Total Gross Sales</u></b>	<b><u>2024 Gross Sales</u></b>	<b><u>2025 Gross Sales</u></b>
Franchised Location 1	1	May 2021	\$518,177.77	\$1,106,956.68	\$1,416,102.47	\$1,360,224.64
Franchised Location 2	1	January 2022	\$339,213.41	\$719,146.70	\$1,226,967.53	\$1,644,422.54
Franchised Location 3 <sup>1</sup>	2	March 2022	\$230,223.70	\$838,271.76	\$1,682,167.21	\$1,716,16.78
Franchised Location 4 <sup>2</sup>	2	December 2021	\$160,177.18	\$297,787.15	\$793,096.66	\$1,019,743.96
Franchised Location 5 <sup>3</sup>	2	January 2022	\$141,659.73	\$466,842.91	\$862,564.44	\$1,056,686.94
Franchised Location 6 <sup>4</sup>	2	March 2021	\$500,879.05	\$568,647.29	\$473,570.39	\$1,486,920.78

1. This Franchisee received an assignment of its second Territory in February 2023.
2. This Franchisee received an assignment of the second Territory during the 2022 calendar year.
3. This Franchisee received an assignment of the second Territory in April 2024.
4. This Franchisee was part-time until 2025 when they changed to full-time.

<b><u>Part-Time Franchised Locations</u></b>						
<b><u>Franchised Location</u></b>	<b><u>Number of Territories</u></b>	<b><u>Date Opened in First Territory</u></b>	<b><u>2022 Total Gross Sales</u></b>	<b><u>2023 Total Gross Sales</u></b>	<b><u>2024 Gross Sales</u></b>	<b><u>2025 Gross Sales</u></b>
<u>Franchised Location 6</u>	<u>2</u>	<u>March 2021</u>	<u>\$500,879.05</u>	<u>\$568,647.29</u>	<u>\$473,570.39</u>	<u>N/A</u>
Franchised Location 7	1	March 2021	\$226,156.18	\$216,127.77	\$318,648.12	\$236,057.46
Franchised Location 8	1	October 2022	\$68,178.96	\$268,094.65	\$297,353.34	\$111,937.61
Franchised Location 9	1	October 2023	N/A	\$6,129.29	\$156,480.44	\$194,168.86

**Notes to Part I:**

- 1 **Full-Time.** “Full-Time” means the franchisee is one whose principal owner (or a designated operating principal) devotes substantially all of their normal working time and attention to the day-to-day management and operation of the Franchised Location (generally understood to be at least 35 hours per week on average).
- 2 **Part-Time.** “Part-Time” means the franchisee is one whose principal owner does not devote substantially all of their normal working time to the Franchised Location and is otherwise still working a full-time job while running the Franchised Location. As set forth in Item 15, prospective franchisees are required to devote their full-time attention to the operation of the Franchised Location.

**General Notes to Item 19**

**Some outlets have earned this amount. Your individual results may differ. This is no assurance that you'll earn as much.**

## MINNESOTA ADDENDUM TO THE FRANCHISE DISCLOSURE DOCUMENT

For franchises and franchisees subject to the Minnesota Franchise Act, the following information supersedes or supplements, as the case may be, the corresponding disclosures in the main body of the text of the One You Love Homecare Franchising, LLC Franchise Disclosure Document.

### Item 13

One You Love Homecare Franchising, LLC will protect your right to use the trademarks, service marks, trade names, logotypes or other commercial symbols or will indemnify you from any loss, costs or expenses arising out of any claim, suit or demand regarding the use of the marks to the extent required by Minnesota law.

### Item

17.

Minnesota law provides franchisees with certain termination and nonrenewal rights. As of the date of this Franchise Disclosure Document, Minn. Stat. Sec. 80C.14, Subds. 3, 4 and 5 require, except in certain specified cases, that a franchisee be given 90 days' notice of termination (with 60 days to cure) and 180 days' notice for nonrenewal of the Franchise Agreement.

Minn. Stat. Sec. 80C.21 provides that any condition, stipulation or provision, including any choice of law provision, purporting to bind any person who, at the time of acquiring a franchise is a resident of Minnesota or, in the case of a partnership or corporation, organized or incorporated under the laws of Minnesota, or purporting to bind a person acquiring any franchise to be operated in Minnesota to waive compliance or which has the effect of waiving compliance with any provision of §§80C.01 to 80C.22 of the Minnesota Franchises Act, or any rule or order thereunder, is void.

Minn. Stat. §80C.21 and Minn. Rule 2860.4400J prohibits One You Love Homecare Franchising, LLC requiring litigation to be conducted outside Minnesota. In addition, nothing in the Franchise Disclosure Document or Agreement can abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C, or your rights to any procedure, forum or remedies provided for by the laws of the jurisdiction.

To the extent you are required to execute a general release in favor of One You Love Homecare Franchising, LLC, such release shall exclude liabilities arising under the Minnesota Franchises Act, Minn. Stat. §80C.01 *et seq.* as provided by Minn. Rule 2860.4400J

THESE FRANCHISES HAVE BEEN REGISTERED UNDER THE MINNESOTA FRANCHISE ACT. REGISTRATION DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION OR ENDORSEMENT BY THE COMMISSIONER OF COMMERCE OF MINNESOTA OR A FINDING BY THE COMMISSIONER THAT THE INFORMATION PROVIDED HEREIN IS TRUE, COMPLETE AND NOT MISLEADING.

THE MINNESOTA FRANCHISE ACT MAKES IT UNLAWFUL TO OFFER OR SELL ANY FRANCHISE IN THIS STATE WHICH IS SUBJECT TO REGISTRATION WITHOUT FIRST PROVIDING TO THE PROSPECTIVE FRANCHISEE, AT LEAST 7 DAYS PRIOR TO THE EXECUTION BY THE PROSPECTIVE FRANCHISEE OF ANY BINDING FRANCHISE OR OTHER AGREEMENT, OR AT LEAST 7 DAYS PRIOR TO THE PAYMENT OF ANY CONSIDERATION, BY THE FRANCHISEE, WHICHEVER OCCURS FIRST, A COPY OF THIS PUBLIC OFFERING STATEMENT, TOGETHER WITH A COPY OF ALL PROPOSED AGREEMENTS RELATING TO

THE FRANCHISE. THIS PUBLIC OFFERING STATEMENT CONTAINS A SUMMARY ONLY OF CERTAIN MATERIAL PROVISIONS OF THE FRANCHISE AGREEMENT. THE CONTRACT OR AGREEMENT SHOULD BE REFERRED TO FOR AN UNDERSTANDING OF ALL RIGHTS AND OBLIGATIONS OF BOTH THE FRANCHISOR AND THE FRANCHISEE.