

	Provision	Section in franchise or other agreement	Summary
t.	Integration/merger clause	Section 11.2.	Only the terms of the Agreement are binding (subject to applicable law). Any promises or agreements not contained in the Franchise Agreement or this Disclosure Document may not be enforceable.
u.	Dispute resolution by arbitration or mediation	Section 10.	Except for actions to enforce trademark or trade secret rights, copyrights, covenants against competition and actions for injunctive relief, we will settle all disputes with you by Arbitration in King County, Washington.
v.	Choice of forum	Section 11.16.	Litigation or arbitration must be in the State of Washington, subject to applicable state law.
w.	Choice of law	Section 11.16.	The Federal Arbitration Act shall govern dispute resolution. Otherwise, the laws of the State of Washington apply, subject to applicable state law.

If you are in California, please see the State Law Addendum.

Item 18. Public Figures

We do not currently use any public figure to promote our franchise.

Item 19. Financial Performance Representations

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the Disclosure Document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

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 representation either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting AMH Enterprises, Inc., 16478 Robina Lane NW, Seabeck, WA 98380, telephone: (360) 830-9288, the Federal Trade Commission, and the appropriate state regulatory agencies.

AMH Enterprises

FRANCHISE DISCLOSURE DOCUMENT

Item 20. Outlets and Franchisee Information

All tables in this Item 20 are current as of December 31, 2024.

Table No. 1
Systemwide Outlet Summary
For Years 2022 to 2024

Column 1	Column 2	Column 3	Column 4	Column 5
Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2022	22	25	3
	2023	25	10	-15
	2024	10	16	6
Company-Owned	2022	1	1	0
	2023	1	1	0
	2024	1	1	0
Total Outlets	2022	23	26	3
	2023	26	11	-15
	2024	11	17	6

Table No. 2
Transfers of Outlets From Franchisees to New Owners (Other than the Franchisor)
For Years 2022 to 2024

Column 1	Column 2	Column 3
State	Year	Number of Transfers
Total	2022	0
	2023	0
	2024	0