

Provision	Section in Area Development Agreement	Summary
v. Choice of forum	Section X(E)	Any and all suits, actions, or other proceedings concerning, arising out of, or in connection with this Agreement shall be litigated in courts having a situs within Polk County, Iowa (subject to applicable state law).
w. Choice of law	Section X(E)	The state of Iowa (subject to applicable state law)

A provision in your Area Development that terminates the agreement on your bankruptcy may not be enforceable under federal bankruptcy law.

ITEM 18. PUBLIC FIGURES

We do not use any public figures to promote our franchise brand.

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 a possible performance at a particular location or under particular circumstances.

We make the following financial performance representation based on historical data from our corporate-owned Mo'Tail & Spaw location ("Corporate"). Our Corporate location presented in this Item 19 is connected to a dog park, bar, and restaurant. This franchise offering and the Facility you will operate will not include a dog park or a bar. The data included in this Item 19 does not include revenue or other data generated from the dog park and bar portion of our Corporate location. Instead, Item 19 includes only data from the portions of our businesses that provide doggy daycare, overnight dog lodging, dog grooming services, and miscellaneous income streams, such as product sales and dog transportation.

Additionally, revenue is based on capacity and the number of dog groomers you employ. The Facility that you will operate may operate at different capacities than our Corporate location for doggy daycare, overnight dog lodging, and dog grooming services. You may or may not employ as many dog groomers as our Corporate location. All these factors will play a part in your Facility’s sales.

Additionally, states have different regulations; some have none. Our state’s regulations limit the number of dogs we can have in doggy daycare, the number of dogs that can be in suites at one time, and other factors that affect our revenue. Lastly, different markets have varying demand on pricing levels. Pricing for doggy daycare, overnight dog lodging, and dog grooming services vary from state to state, city to city.

During the prior 3 years, there was one Mo’Tail & Spaw location in operation, which is a Corporate location. There were no Mo’Tail & Spaw franchises during that time period.

The tables below show our Corporate location’s quarterly revenue by revenue stream and capacity for each stream.

Quarterly Revenue for the last three years

2025	Q1	Q2	Q3	Q4
Lodging	\$319,807	\$332,142	\$365,501	TBD
Daycare	\$179,636	\$216,678	\$272,009	\$331,588
Grooming	\$181,950	\$191,348	\$156,433	\$256,620
Miscellaneous*	\$13,788	\$13,321	\$11,343	\$151,523
Quarter Totals	\$695,181	\$753,490	\$805,286	\$13,367
Annual Total	\$3,007,055			

*Sale of products and pet transportation

2024	Q1	Q2	Q3	Q4
Lodging	\$276,887	\$274,114	\$373,715	\$305,589
Daycare	\$150,581	\$250,792	\$236,375	\$187,568
Grooming	\$140,735	\$155,207	\$149,030	\$164,619
Miscellaneous*	\$9,962	\$10,428	\$12,885	\$11,513
Quarter Totals	\$578,165	\$690,542	\$772,005	\$669,288
Annual Total	\$2,710,000			

*Sale of products and pet transportation

2023	Q1	Q2	Q3	Q4
Lodging	\$157,512	\$171,086	\$259,635	\$259,826
Daycare	\$123,843	\$169,073	\$223,206	\$186,014
Grooming	\$115,542	\$107,633	\$117,727	\$127,412
Miscellaneous*	\$4,483	\$8,739	\$11,266	\$9,150
Quarter Totals	\$401,379	\$456,532	\$611,834	\$582,401
Annual Total	\$2,052,146			

*Sale of products and pet transportation

Corporate location's capacity information

Lodging	Basic Suites	Deluxe Suites	Luxury Suites
	28	48	28
Total*	104		

*Iowa regulations allow up to two dogs in each suite as long as they come from the same household.

Doggy Daycare

Iowa regulations mandate that we can have a maximum of thirty (30) dogs per designated daycare area. We have three (3) indoor designated areas and four (4) outdoor designated areas.

Iowa also regulates when we can use our outdoor areas. If the temperature is below 20 degrees Fahrenheit or above 90 degrees Fahrenheit, we are unable to use our designated outdoor areas.

Iowa regulations also mandate that each dog, regardless of size, weight, or breed, must have 50 sq. ft. of space. Capacity numbers below:

Max capacity: 173 dogs

Indoor capacity: 53 dogs

Outdoor capacity: 120 dogs

Grooming

Grooming capacity is based solely on the number of groomers you employ. Our Corporate location has space for up to five (5) groomers. Groomers can take varying amounts of time per dog; not every groomer works at the same pace. The number of dogs a groomer can serve varies depending on size, coat type, and temperament.

At our Corporate location in Des Moines, IA, we have consistently employed three (3) full-time groomers and one or two (1-2) part-time groomers.

Some outlets have sold this amount. Your individual results may differ. There is no assurance you'll sell as much.

This Financial Performance Representation is based on historical data concerning the franchise system's outlets.

Our management prepared this financial performance representation based on the outlet's historical bookkeeping books and records. Written substantiation for the financial performance representation will be available upon a reasonable request.

Other than the preceding financial performance representation, Mo'Tail & Spaw Franchising L.L.C. does 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 representations 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 Kyle Casey or Jason Fielder at 6218 Willowmere Dr, Des Moines, IA 50321 and telephone 515-371-0719, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20. OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
SYSTEMWIDE OUTLET SUMMARY
For Years 2023 to 2025

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised Outlets	2023	0	0	0
	2024	0	0	0
	2025	0	0	0
Company-Owned	2023	1	1	0
	2024	1	1	0
	2025	1	1	0
TOTAL OUTLETS	2023	1	1	0
	2024	1	1	0
	2025	1	1	0

Table No. 2
TRANSFERS OF OUTLETS FROM FRANCHISEES TO NEW OWNERS
(Other than Franchisor)
For Years 2023 to 2025

State	Year	Number of Transfers
All States	2023	0
	2024	0
	2025	0
TOTAL	2023	0
	2024	0

State	Year	Number of Transfers
	2025	0

Table No. 3
STATUS OF FRANCHISED OUTLETS
For Years 2023 to 2025*

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
All States	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0
TOTAL	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0

* If multiple events occurred affecting an outlet, this table shows the event that occurred last in time.

Where a franchise territory covers more than one state, the franchise, for purposes of this table, is assigned to the state where it has the bulk of its operation, which is not necessarily the same state shown in the business address in the list of franchisees, EXHIBIT G.

Table No. 4
STATUS OF COMPANY-OWNED OUTLETS
For Years 2023 to 2025

State	Year	Outlets at Start of Year	Outlets Opened	Reacquired from Franchisees	Outlets Closed	Outlets Sold to Franchisees	Outlets at End of the Year
Iowa	2023	1	0	0	0	0	1
	2024	1	0	0	0	0	1
	2025	1	0	0	0	0	1
TOTAL	2023	1	0	0	0	0	1
	2024	1	0	0	0	0	1
	2025	1	0	0	0	0	1

Table No. 5
PROJECTED OPENINGS
As of December 31, 2025

State	Franchise Agreements Signed But Outlet Not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company-Owned Outlet in the Next Fiscal Year
Iowa	0	1	0
Texas	0	1	0
TOTAL	0	2	0

The number of new franchised locations projected to be opened in the next fiscal year, as presented in the table above, is an estimate based on the best information we have as of the date of this disclosure document. There is no assurance that the actual number of openings or the states in which we projected the openings will be the same as our estimates.

A list of the names, addresses, and telephone numbers of all Mo'Tail & Spaw franchisees is attached to this disclosure document as EXHIBIT H. A list of the names, last known home addresses, and telephone numbers of every Mo'Tail & Spaw franchise that has had their franchise terminated, canceled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement during the most recently completed fiscal year, or who has not communicated with us within 10 weeks of the date of this disclosure document, is attached to this disclosure document as EXHIBIT H. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

Our Franchise Advisory Council has not been established as of the date of this document.

As of the date of this disclosure document, there are no other trademark-specific franchisee organizations associated with the Mo'Tail & Spaw franchise system that we have created, sponsored, or endorsed, and there are no independent trademark-specific franchisee organizations that have asked to be included in our disclosure document.

ITEM 21. FINANCIAL STATEMENTS

Our audited balance sheet as of January 31, 2026 are attached to this disclosure document as EXHIBIT I.

The franchisor has not been in business for three years or more; and, therefore, cannot include all financial statements required.

Our fiscal year ends on December 31.

ITEM 22. CONTRACTS

The following exhibits to this disclosure document are the contracts used by us in offering franchises:

- EXHIBIT A FRANCHISE AGREEMENT
- EXHIBIT B AREA DEVELOPMENT AGREEMENT
- EXHIBIT C PERSONAL GUARANTY
- EXHIBIT D RESTRICTIVE COVENANT AGREEMENT
- EXHIBIT E POWER OF ATTORNEY TO ASSIGN TELEPHONE NUMBER

ITEM 23. RECEIPT

The Receipt page is attached to the last page of this disclosure document. You must sign the receipt to acknowledge your receipt of this disclosure document.



EXHIBIT A. FRANCHISE AGREEMENT

TO THE MO'TAIL & SPAW FRANCHISE DISCLOSURE DOCUMENT

Franchise Agreement

BETWEEN

**MO'TAIL & SPAW FRANCHISING L.L.C.
FRANCHISOR**

AND

FRANCHISEE

Location (Common Territory Name)

DATED

MO'TAIL & SPAW FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (the Agreement), made by and between Mo'Tail & Spaw Franchising L.L.C., an Iowa Limited Liability Company (the Franchisor), and _____, a(n) _____ (the Franchisee) on the date signed herein by the franchisor herein _____ (the Effective Date).

WITNESSETH:

WHEREAS Franchisor has dedicated time, skill, effort, and money to create and develop and continues to develop a system (the System) for the establishment and operation of a distinctive type of business (referred to as a Mo'Tail & Spaw or the Franchised Business) that offers a wide array of grooming options along with basic and luxury accommodations, so your companion can relax in style while you travel; and

WHEREAS, the System consists of distinctive methods and procedures for marketing and advertising; specially designed business forms and procedures for the efficient operation of the Franchised Business; an operations manual (the Operating Manual); and specially designated equipment, techniques, and procedures for the promotion and provision of Franchisee's services; and

WHEREAS, Franchisor has invested substantial amounts of money in developing and continues to develop, use and control the use of the marks Mo'Tail & Spaw design, stylized, any derivatives thereof, and certain other trade names, business names, service marks, trademarks, logos, designs, and trade symbols (collectively referred to as the Marks) to identify to the public the source of services marketed thereunder and through the Mo'Tail & Spaw System and to represent the Mo'Tail & Spaw uniform and high standards of quality; and

WHEREAS, The mark Mo'Tail & Spaw is registered with the United States Patent and Trademark Office. This registration engenders the exclusive right to use all of the Marks and any derivatives thereof in connection with the operation of the Mo'Tail & Spaw System, as are now or may from time to time be designated in writing for use in connection with the operation of the System, and

WHEREAS, Franchisee understands and acknowledges the importance of Franchisor's high standards of quality and service, the necessity of opening and operating the Franchised Business in conformity with Franchisor's standards and specifications as presented in Franchisor's Operating Manual and updates, and preserving the confidentiality of the System; and

WHEREAS, Franchisee has applied for a license to operate a Mo'Tail & Spaw Franchise. In reliance upon all of the representations made by Franchisee in the application and this Agreement, Franchisor has approved Franchisee's application;

NOW, THEREFORE, in consideration of the above Recital, which is incorporated herein as if fully rewritten, and the mutual promises contained herein, the parties agree as follows: