

A Home Warranty Plan provides many excellent benefits for all parties in a real estate transaction!

What's in it for you as a **Landlord?**

- **Budget Protection** - against the high cost for repair or replacement of home systems and appliances that fail due to normal wear and use during the listing period.
- **Greater Return on Investment** - your home may sell faster and at a higher price!
- **Immediate Protection** - coverage takes effect the day the application is received by the Home Protection.
- **Peace of Mind** - knowing help is just a phone call away.

What's in it for you as a **Home Buyer?**

- **Budget Protection** - against the high cost for repair or replacement of home systems and appliances that fail due to normal wear and use.
- **One Full Year of Coverage!**
- **Access to Qualified Contractors** - we have a network of independent service providers you can rely on!
- **Peace of Mind** - knowing help is just a phone call away.

No Service Call Deductible!

COVERAGE PLAN LIMITS: All Home Warranty Plans have limits to coverage. We have clearly identified our limits for your convenience.	
Access, Diagnosis, Repair and/or Replacement of Dollar Limit per the following items are limited as follows:	Dollar Limit per Plan Term:
During Landlord's Coverage:	
When Landlord's HVAC Coverage selected: Heating, Ductwork, A/C: (including water heater/heating combination units)	\$ 500
Kitchen Refrigerator	\$ 500
Plumbing pipe leaks in water, drain or gas lines located under, encased in, or covered by, concrete. Plumbing pipe leaks in Polybutylene piping	\$ 500
During Buyer's Coverage :	
Diesel, oil, Glycol, hot water, steam, geothermal, water cooled and water source systems, and water heater/heating combination units	\$ 500
Ductwork, air transfer systems	\$ 500
Kitchen Refrigerator	\$ 500
Plumbing pipe leaks in water, drain or gas lines located under, encased in, or covered by, concrete. Plumbing pipe leaks in Polybutylene piping	\$ 500

HOME WARRANTY



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Property Management



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Protection Includes:

- _ Kitchen Refrigerator
- Coverage for Home Buyer
- _ Undetectable Pre-existing Conditions for Home Buyer
- _ Garage Door Opener
- _ Failure due to Lack of Maintenance
- _ Failure due to Rust and Corrosion
- _ Failure due to Water Heater Sediment
- _ Drain Line Stoppage Coverage

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Heating System/Ductwork Coverage Home Buyer and Landlord's HVAC Coverage.

Primary gas, oil, or electric heating system, built-in wall or floor heater, heat pump, thermostat, ductwork and associated indoor heating equipment, accessible heat pump refrigerant lines and condensate drain lines. If necessary, as part of a covered replacement, we will upgrade a heat pump system to federally mandated HSPF standards. Coverage is available for heating systems with capacity not exceeding five (5) tons per unit. There is no limit to the number of covered heating units. For heat pumps and heat pump package units: Coverage under Central Air Conditioner/Cooler applies.

Not Covered: Timers/clocks that do not affect the heating/cooling operation of the unit; vents; flues; fuel storage tanks; freestanding/window units; cable heat; zoning controls and related components for forced air systems; secondary drain pan; insulation; dampers; filters; diagnostic testing of or locating leaks in ductwork (including as required by any federal, state or local regulation, or when required due to the installation or replacement of system equipment); fireplaces and key valves; grain, wood or pellet stoves (even if primary source of heat); minisplit ductless systems; use of cranes or other lifting equipment to repair or replace units/system components.

Air Conditioner/Cooler

(For Ductwork, see Heating System Coverage)
Home Buyer and Landlord's HVAC Coverage.

Central air conditioner, wall or through the wall air conditioner and evaporative cooler (including primary drain pan), condenser (including compressor), evaporative coil/air handler, thermostat, refrigerant lines, leaks or stoppages in accessible condensate drain lines, metering device (e.g. evaporative coil piston or thermal expansion valve). If necessary, as part of a covered replacement, we will upgrade an air conditioner system to federally mandated SEER standards. When a condenser replacement is necessary, in order to maintain system operational compatibility and operating efficiency that meets or exceeds that of the original equipment, we will replace any covered component as well as modify the plenum, indoor electrical, air handling transition, duct connections, and the installation of metering devices, as necessary.

- 13 SEER Coverage: For systems 13 SEER or less, repair/replacement will be performed with 13 SEER equipment, including covered components required to ensure operational compatibility with existing equipment.

- R410A Coverage: For units using R22 refrigerant, repair/replacement will be performed with R410A equipment when R22 replacement equipment is not available, including covered components required to ensure system operational compatibility. Coverage is available for cooling systems with capacity not exceeding five (5) tons per unit. There is no limit to the number of covered air conditioning units.

Not Covered: Gas air conditioning units; portable units; zoning controls and related components for forced air systems; window units; cooler pads; secondary drain pan; mini-split ductless systems; use of cranes or other lifting equipment to repair or replace units/system components. This Plan does not cover costs associated with any state regulation.

Plumbing Coverage

- Drain line Stoppages_ which can be cleared through an accessible, existing ground level cleanout (main line) or removable p-trap (branch line) with sewer cable; including hydrojetting if stoppage is unable to be cleared with cable.
- Water, Drain, Gas or Vent Pipe Leaks or Breaks (including Polybutylene)
- Toilet Tanks, Bowls, Flushing Mechanisms and Wax Ring Seals
- Water Heater_(including tankless, power vent, and direct vent unit)
- Built-in Jetted Bathtub Motor, Pump and Air Switch Assemblies
- Shower and Bathtub Valves, including Diverter Valves
- Recirculating Pump · Instant Hot/Cold Water Dispenser
- Garbage Disposal · Risers and Gate Valves
- Stop & Waste Valves_ · Angle Stops
- Water Pressure Regulator_ · Sump Pump (for ground water only)

Not Covered: Fixtures; faucets; hose bibbs; multi-valve manifolds and other attachments to pipes; gas log lighter; toilet lids and seats; water heater vents and

flues; shower pans; stoppages due to roots; leaks/damage caused by roots; stoppages that cannot be cleared with cable or hydrojetting; water heater heat pump attachment; holding, storage or expansion tanks; bathtub jets; tub spout or tub spout diverter; basket strainer; fire suppression systems; pop-up assemblies. In the event of a stoppage: access to drain lines from vent; removal of toilet; and costs to locate, access or install a ground level clean-out.

NOTE: 1. Toilet tanks and bowls replaced with white builder's standard, when necessary. 2. Valves will be replaced with chrome builder's standard, when necessary.

Electrical Coverage

Light Switches, Electrical Outlets, Main Electrical Panel/Sub Panel, Breakers, Fuses and Interior Wiring, Bath Exhaust Fans, Ceiling Fans, Attic Fans, Whole House Fans.

Not Covered: Light fixtures, including those on ceiling fans; bulbs; ballasts; heat lamps; doorbells; telephone, audio, video, computer, intercom, and alarm security wiring and systems; low voltage relay systems; smoke detectors; inadequate wiring capacity; power surges; overload; remote controls; vents.

Garage Door Opener Coverage

All components of the Opener Unit including motor, logic board, gear assembly, capacitor, rail assembly, sensors.

Not Covered: Garage doors; hinges; springs; remote transmitters; key pads.

Central Vacuum Coverage

Power unit including motor and electrical components, dirt canister.

Not Covered: Attachments; removable components; accessories; hoses; vents; stoppages.

Appliance Coverage

Dishwasher

All components that affect the cleaning operation of the unit including the pump, motor, gasket, tub, timer, fill valve, seal, door latch, air gap, control board and touch pad.

Trash Compactor

All components that affect the compacting operation of the unit including motor ram assembly switch and door latch.

Kitchen Exhaust Fan

All components that affect the exhaust operation of the unit including motor, selector switch and fan.

Oven, Range, Cooktop

All components that affect the heating/cleaning operation of the unit including heating element, thermostat, burner, control board and touch pad. Timer and clock are covered if they affect the heating or cleaning of the unit.

Not Covered: Timers; clocks; halogen units; magnetic induction cooktops; refrigerator/oven combination unit; microwave/cooktop drawer combination unit; portable or freestanding microwave.

Kitchen Refrigerator Located in Kitchen. Coverage for Home Buyer and Landlord Only.

Coverage for one Freestanding or one Built-in Unit (Single or Dual Compressor), and Ice Maker.

All components that affect the cooling operation of the unit including compressor, thermostat, condenser coil, evaporator and defrost system.

NOTE: Repair or replacement of ice makers, ice crushers, beverage dispensers and their respective equipment are covered for Kitchen Refrigerator only, providing parts are available. If parts are not available, our obligation is limited to cash in lieu of repair.

Not Covered: Filter; interior thermal shell; food spoilage; insulation; multi-media centers; wine vaults; cost of recapture or disposal of refrigerant; refrigerator/oven

combination units; removable components which do not affect the primary function.

Built-In Microwave Oven; Washer/Dryer NO COVERAGE

**NO COVERAGE TO EQUIPMENT OVER 10 YEARS OLD
NO WELL WATER COVERAGE
NO COVERAGE TO PROPERTIES BUILT PRIOR TO 1978**

LIMITED TO FIVE CLAIMS A YEAR

ALL THIS COVERAGE

FOR ONLY!

60 DOLLARS/MONTH

No Service Call Deductible!

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WHAT WOULD YOU PAY WITHOUT A HOME WARRANTY?

Average out of pocket repair or replacement cost for major systems and appliances:

Item	Repair/Replacement cost Without a Home Warranty*
Heating System	\$290-\$2,700
Air Conditioning	\$340-\$3,500
Water Heater	\$350-\$1,800
Oven/Range	\$320-\$2,500
Refrigerator	\$260-\$1,800
*Costs may vary	

