

REAL ESTATE EDITION

# HOME WARRANTY PLAN



- ✓ Rekey coverage included on all Buyer Home Warranty Plans
- ✓ High level of coverage across all plans — no upgrades needed
- ✓ No age limits
- ✓ No home inspections required
- ✓ \$75 Trade Service Call Fee

# Your Guide to an American Home Shield® Home Warranty



## *What is* a Home Warranty?

An American Home Shield Home Warranty is a one-year service Agreement that covers the repair or replacement of many major home system components and appliances that typically break down over time due to normal wear and tear.

**We can help — whether you're buying or selling a home.**

### **Home Buyer Benefits**

- Gain confidence and comfort knowing your hard-earned investment is covered by an industry leader.
- Protect your home and budget from the costs of covered repairs related to undetectable pre-existing conditions, such as lack of maintenance and mismatched systems.
- Trust the reliability of our nationwide network of service professionals.

### **Home Seller Benefits**

- Mitigate unexpected, covered issues from the home inspection to keep your sale on track.\*
- Market your listing more effectively by confirming your home is covered against unexpected, covered breakdowns.
- Maintain your budget by managing the potentially high costs of covered repairs on included systems.\*

\* Subject to a \$2,000 cap for all trades during the listing period.

# Why American Home Shield?

*Every plan* CAN HELP PROTECT YOUR BUDGET:

- You won't have to pay the full cost of repairing or replacing items covered by your home warranty plan.
- The service Agreement helps cover the repair or replacement of covered items, regardless of age — and a home inspection is not required.
- If the covered item can't be repaired, we'll replace it or offer an alternative solution!



## Know your home is covered.

For more than 45 years, our goal has remained the same — to help protect our customers' homes, while providing convenient and excellent service.



## Over 15,000 licensed and qualified service professionals.

We go to great lengths to ensure contractors meet our standard of quality.



## We stand by our work.

If a repair or replacement fails within 30 days of service, we'll send a contractor back to address it at no additional cost. That's one of the reasons more than 1.7 million homeowners trust us to protect their homes.



## We're here for you.

As the nation's largest home warranty company, we pay more service requests than any other home warranty company in the nation. That's added up to more than \$2 billion over the last 5 years.



## You've already upgraded.

Like all home warranties, there are limitations and exclusions. But, all three of our plans cover failures and expenses from a range of causes that are often excluded from other home warranties.

Livable and forgivable coverage is included at no additional cost on all American Home Shield plans:

Failure due to:

- ✓ Lack of maintenance
- ✓ Rust and corrosion
- ✓ Sediment
- ✓ Mismatched systems
- ✓ Undetectable pre-existing conditions
- ✓ Improper installations, repairs or modifications

And also:

- ✓ Removal of defective equipment
- ✓ Refrigerant recapture, reclaim and disposal
- ✓ Permits (\$250 per Agreement term when required during a covered repair or replacement)
- ✓ Code violations (\$250 per Agreement term when required during a covered repair or replacement)

# Build your coverage.

## Home Warranty Plans

When you choose American Home Shield, you're automatically upgraded. This means that even our most basic plan includes coverage that other companies may only offer in their premium plans. **See page 6 for coverage details.**



### ShieldComplete<sup>SM</sup>

Offers the **most comprehensive coverage**, including the items in **ShieldEssential** and **ShieldPlus** combined, and some additional home items (*like garage door openers and doorbells*).

### ShieldPlus<sup>SM</sup>

Covers items included in the **ShieldEssential** Plan, plus many other common, major household appliances.

### ShieldEssential<sup>SM</sup>

Covers components of the most critical home systems that are often the most expensive to repair and replace (*heating, air conditioning, plumbing and more*).

## Property Types Covered

- **Single Family Home**
- **Mobile Home**
- **Condo or Townhome**
- **Duplex, Triplex and Fourplex**

*Special Rate*

## Two Years of Coverage

**Want 2 years of coverage at a discounted rate? We've got you covered.**

All of the property types above qualify for a 2-year plan at a discounted price through our Real Estate Edition Home Warranty Plans.

With extended coverage, homeowners can enjoy the same great budget protection for an additional year which could help save time and money.

## New Construction

**Building a home? No problem.**

Our new construction plan provides coverage from years 2-5 for a total of four years of budget protection for covered items. It can also be purchased anytime within the first year after closing on new construction.

**NOTE:** An American Home Shield Home Warranty covers repair or replacement of many major components of home systems and appliances, but not necessarily the entire system or appliance. Refer to Agreement for details.

## Trade Service Call Fee (TSCF)

You will be charged a Trade Service Call Fee, due at the time of your request for service, for each covered item for which you request service.

**\$75**

# Personalize your coverage to fit your needs.

## Extra Coverage Included in All Buyer Plans\*

These perks can help make homeownership a little simpler — at no additional cost to your plan.

### Rekey

For the price of your TSCF, a service professional will rekey up to six keyholes for exterior hinged doors, and provide you with four identical keys.

### Spring/Fall HVAC Tune-ups

Tune-up your HVAC during the pre-season of spring and fall at a special rate.

### Air Filter Discounts

Save 30% to 50% off retail prices on A/C and furnace filters by visiting [discountfilterprogram.com](http://discountfilterprogram.com). And, we'll deliver them.

## Additional Coverage Options

### Seller Coverage Option\*\*

Regardless of the plan selected for the buyer, qualified home sellers can add the **Seller Coverage Option** while the home is on the market for up to 6 months (term renewable upon request and at the discretion of American Home Shield). This addition will help protect home sellers with coverage on air conditioning, heating, ductwork, plumbing, electrical systems, water heaters and more. And, best of all, no plan payment is due until the home closes.

### Roof Coverage Option

Exclusive offer by Roof Rx® to American Home Shield customers. Lack of proper maintenance is a common cause of roof leaks. Roof Rx Coverage is designed to prevent roof leaks and ensure one of the largest components of your home is protected.

#### Roof Rx Coverage Includes:

- \$1000 leak coverage per occurrence; up to \$5000 leak aggregate coverage per contract term
- Comprehensive roof leak coverage including component coverage for:
  - Repair or replacement of metal flashings
  - Missing or broken shingles, tiles, shakes, or flat roof materials
  - Repair or replacement of underlayment and felt
  - Broken or open pipe seals and vents
- One (1) roof maintenance service per Agreement term up to \$199
- Services performed include:†
  - Sealing of up to 6 pipe/vents or flashings **or**
  - Removal of up to 30 pounds of rooftop debris **or**
  - Cleaning of up to 65 linear feet of 1st story rain gutters

†Determined by Roof Rx technician

Once purchased, please call Roof Rx at 800.676.8490 with Roof Coverage questions or to schedule your preventative maintenance visit or other services. All roof related coverage and services are provided by and the sole responsibility of Roof Rx.

### Optional Coverage for Buyers (available for an additional cost)

- Additional refrigerator units (up to 4, including wine refrigerators up to 6 cu. ft.)†
- Well pump and septic system
- Pool/spa equipment
- Saltwater pool equipment
- Guest unit (under 750 sq. ft.)

## Add or Change Coverage

Need to upgrade or add options? No problem. Home buyers have **60 days** from closing to upgrade or change their coverage options.

\* Limitations and exclusions apply. See Agreement for details.

\*\* Subject to a \$2,000 cap for all trades during the listing period. Seller Coverage Option renewable upon review after 6-month period, up to 18 months.

† Available only with the ShieldPlus and ShieldComplete Plans



# Home Warranty Plans

Trade Service  
Call Fee

\$75

See page 7 for pricing.

	ShieldComplete	ShieldPlus	ShieldEssential	Seller Coverage Option*
<b>SYSTEMS</b>				
Air Conditioning (including geothermal systems)	●	●	●	●
Heating (including geothermal systems)	●	●	●	●
Ductwork	●	●	●	●
Plumbing (including stoppages; sump pumps; plumbing sewage ejector pumps)	●	●	●	●
Electrical	●	●	●	●
Water Heaters	●	●	●	●
<b>APPLIANCES</b>				
Washer	●	●		
Dryer	●	●		
Refrigerator w/Ice Maker and Dispenser (kitchen refrigerator only)	●	●		
Built-in Microwave Ovens	●	●		
Dishwashers	●	●		
Garbage Disposals	●	●		
Ranges/Ovens/Cooktops	●	●		
<b>ADDITIONAL HOME ITEMS</b>				
Ceiling Fans	●			
Telephone Wiring	●			
Doorbells	●			
Garage Door Openers	●			
Instant Hot/Cold Water Dispensers	●			
Built-in Exhaust/Attic/Whole House Fans	●			
Rekey (up to 6 keyholes and 4 identical keys)	●	●	●	



## LIVABLE AND FORGIVABLE COVERAGE INCLUDED ON ALL PLANS

<b>FAILURE DUE TO:</b>	ShieldComplete	ShieldPlus	ShieldEssential	Seller Coverage Option*
Lack of Maintenance	●	●	●	●
Rust & Corrosion	●	●	●	●
Sediment	●	●	●	●
Mismatched Systems	●	●	●	●
Undetectable Pre-existing Conditions	●	●	●	●
Improper Installations, Repairs or Modifications	●	●	●	●
Refrigerant Recapture, Reclaim & Disposal	●	●	●	●
Removal of Defective Equipment	●	●	●	●
Permits (\$250 per Agreement term when required during a covered repair or replacement)	●	●	●	●
Code Violations (\$250 per Agreement term when required during a covered repair or replacement)	●	●	●	●

\*Subject to a \$2,000 cap for all trades during the listing period. Coverage renewable at American Home Shield's option each 6-month period, up to 18 months.

**An American Home Shield Home Warranty covers repair or replacement of many major components of home systems and appliances, but not necessarily the entire system or appliance.**

**To download a Sample Agreement or to review coverage limitations and exclusions, visit [AHShome.com](http://AHShome.com) and select "Get a Quote."**

## ADDITIONAL OPTIONAL COVERAGE

	ShieldComplete	ShieldPlus	ShieldEssential	Seller Coverage Option*
<b>+ OPTIONAL COVERAGE FOR BUYERS (AVAILABLE AT AN ADDITIONAL COST)</b>				
Additional Refrigerators (up to 4, including wine refrigerators up to 6 cubic feet)	Available	Available		
Well Pump and Septic System Pumping & Septic Sewage Ejector Pump	Available	Available	Available	
Swimming Pool or Spa Equipment	Available	Available	Available	
Swimming Pool/Spa Equipment (shared equipment)	Available	Available	Available	
Saltwater Pool Equipment	Available	Available	Available	
Guest Unit (under 750 sq. ft.)	Available	Available	Available	Available
<b>+ ROOF COVERAGE</b>				
Roof coverage option provided by Roof Rx – See page 5 for additional details.	Available	Available	Available	

## PRICING

	ShieldComplete	ShieldPlus	ShieldEssential	Seller Coverage Option*
<b>BUYER HOME WARRANTY PLANS</b>				
<b>Single Family Home (SFH)</b>	<input type="checkbox"/> \$600	<input type="checkbox"/> \$550	<input type="checkbox"/> \$395	<input type="checkbox"/> \$75
Rate without A/C	<input type="checkbox"/> \$480	<input type="checkbox"/> \$440	<input type="checkbox"/> \$315	<input type="checkbox"/> \$65
Condo/Townhome/Mobile Home	<input type="checkbox"/> \$440	<input type="checkbox"/> \$405	<input type="checkbox"/> \$290	<input type="checkbox"/> \$75
Rate without A/C	<input type="checkbox"/> \$350	<input type="checkbox"/> \$325	<input type="checkbox"/> \$230	<input type="checkbox"/> \$65
New Construction SFH (yrs. 2-5)	<input type="checkbox"/> \$990	<input type="checkbox"/> \$910	<input type="checkbox"/> \$650	
Rate without A/C	<input type="checkbox"/> \$790	<input type="checkbox"/> \$730	<input type="checkbox"/> \$520	
New Construction Condo (yrs. 2-5)	<input type="checkbox"/> \$730	<input type="checkbox"/> \$665	<input type="checkbox"/> \$480	
Rate without A/C	<input type="checkbox"/> \$585	<input type="checkbox"/> \$530	<input type="checkbox"/> \$385	
<b>TWO YEAR COVERAGE</b>				
Single Family Home (SFH)	<input type="checkbox"/> \$1,080	<input type="checkbox"/> \$990	<input type="checkbox"/> \$710	<input type="checkbox"/> \$75
Rate without A/C	<input type="checkbox"/> \$865	<input type="checkbox"/> \$790	<input type="checkbox"/> \$570	<input type="checkbox"/> \$65
Condo/Townhome/Mobile Home	<input type="checkbox"/> \$795	<input type="checkbox"/> \$730	<input type="checkbox"/> \$525	<input type="checkbox"/> \$75
Rate without A/C	<input type="checkbox"/> \$635	<input type="checkbox"/> \$585	<input type="checkbox"/> \$420	<input type="checkbox"/> \$65

	SFH/Condo/Townhome/Mobile Home		New Construction (years 2-5)
	1 Year	2 Year	
<b>+ OPTIONAL COVERAGE FOR BUYERS</b>			
Additional Refrigerators**	<input type="checkbox"/> \$15	<input type="checkbox"/> \$30	<input type="checkbox"/> \$27
Well Pump and Septic System Pumping & Septic Sewage Ejector Pump <sup>†</sup>	<input type="checkbox"/> \$175	<input type="checkbox"/> \$350	<input type="checkbox"/> \$290
Swimming Pool Equipment <sup>†</sup>	<input type="checkbox"/> \$255	<input type="checkbox"/> \$510	<input type="checkbox"/> \$420
Spa Equipment	<input type="checkbox"/> \$255	<input type="checkbox"/> \$510	<input type="checkbox"/> \$420
Swimming Pool/Spa Equipment (shared equipment) <sup>†</sup>	<input type="checkbox"/> \$255	<input type="checkbox"/> \$510	<input type="checkbox"/> \$420
Saltwater Pool Equipment <sup>†</sup>	<input type="checkbox"/> \$400	<input type="checkbox"/> \$800	<input type="checkbox"/> \$660

<b>+ ROOF COVERAGE</b>			
Roof Rx <sup>®</sup>	<input type="checkbox"/> \$150		

**NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. feet. To obtain quotes for single-family homes over 5,000 sq. feet, for guest unit pricing and multiple unit properties, please call 800.735.4663.**

\*Subject to a \$2,000 cap for all trades during the listing period. Coverage renewable at American Home Shield's option each 6-month period, up to 18 months.

\*\*Available only with the ShieldPlus and ShieldComplete Plans

<sup>†</sup>Not available for Condo/Townhome/Mobile Home

**Limitations and exclusions apply. See Agreement for details.**



**Enrollment Form**

Agreement Number (provided when American Home Shield receives your application)

**PROPERTY INFORMATION**

Property Address to be Covered

City State ZIP

Listing Expiration Date (if selling) Home sq. ft.

**SELLER INFORMATION**

First Name Last Name

Phone Number Email Address

Mailing Address — Only if different from covered property

**BUYER INFORMATION**

First Name Last Name

Phone Number Email Address

Mailing Address — Only if different from covered property

**REAL ESTATE COMPANY INFORMATION**  
Initiating Real Estate Associate Buyer  Seller

Real Estate Company

Main Office Phone Number Fax Phone Number

Agent Name Agent Email

**Cooperating Real Estate Associate** Buyer  Seller

Main Office Phone Number Fax Phone Number

Agent Name Agent Email

**CLOSING COMPANY**

Closing Company Name

Main Office Phone Number Fax Phone Number

Estimated Closing Date Closing Number

Closing Representative Name Email Address

**Total and Sign**

Buyer Home Warranty	\$ _____
Buyer Options Total	\$ _____
Seller Coverage Option	\$ _____
Grand Total	\$ _____

American Home Shield may provide compensation to real estate brokers and their related companies for services provided in connection with its home warranty program. In connection with the program, a broker may provide information regarding you and your home to American Home Shield. By submitting this application, you authorize the broker to share such information with American Home Shield and authorize American Home Shield to use such information in connection with its program. You are not required to buy a home warranty and, if you want one, you are not required to buy it through a broker or sales associate.

I accept the benefits of the American Home Shield Home Warranty coverage. I received a copy of the American Home Shield Home Warranty and understand the key terms, coverage, limitations and exclusions, and I had the opportunity to ask questions regarding such coverage.

I decline the opportunity to purchase the American Home Shield Home Warranty coverage.

Home Buyer or Seller Signature Date

Real Estate Professional Signature Date

*Next Steps for:*

**Home Buyers and Sellers**

- ✓ Talk to your **real estate professional** about ordering the home warranty on your behalf.
- ✓ **Read your Agreement** thoroughly to verify what items are covered.
- ✓ Register for **MyAccount** at **ahs.com/myaccount** to manage your plan online.

**Request service**  
**800.776.4663**

**Real Estate Professionals**

**Register for MyAccount Pro at pro.ahs.com.**

- ✓ Enter and edit **Home Warranty Plan applications.**
- ✓ Add and edit **closing information.**
- ✓ **Email order confirmations** and escrow information.



**Sales info**  
**800.735.4663, ext. 1**

**Send us the enrollment application.**

**Mail with Payment**  
AHS, P.O. Box 2803  
Memphis, TN 38101

**Mail without Payment**  
AHS, P.O. Box 849  
Carroll, IA 51401