THE NEW STANDARD IN HOME WARRANTIES.

Featuring: Unlimited HVAC Units, Comprehensive Appliance Coverage With No Dollar Limits, Emergency Lodging Reimbursement & Multi-Year Discount Pricing

The leading warranty for home appliances and systems.

Coverage for: Delaware, District of Columbia, Maryland, Eastern Pennsylvania, Virginia, West Virginia

Prices Effective September 2016
A Home Warranty Provides repair or replacement coverage for mechanical failures of major systems and appliances. Whether the dishwasher suddenly stops washing or the A/C stops cooling, you’ll appreciate the savings, convenience and peace of mind that come with home warranty protection. Plus, you can enjoy the benefits of an HMS Home Warranty for as long as you own your home.²

Plan to be Protected
You’ve thought about blinds versus drapes; you’ve planned where the sofa will go; but have you thought about your appliances and systems failing? Responsible homeowners often choose to have a home warranty, because homeowners insurance does not cover failures of appliances and systems.

Plan for Savings Typically, you’ll pay one low deductible for covered components that need repair or replacement, saving you thousands of dollars.³

Plan for Convenience Call HMS 24/7, and we’ll match you with a pre-screened licensed professional, so you won’t need to waste time searching the internet and hope for the best.

Plan for Peace of Mind An HMS Home Warranty provides assurance that you won’t have to worry when a covered appliance or system breaks down, and that you will be provided with a repair professional you can trust.

### Retail Repair or Replacement Costs (without an HMS Home Warranty)

<table>
<thead>
<tr>
<th>ITEM</th>
<th>AVERAGE REPLACEMENT</th>
<th>AVERAGE REPAIR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central A/C</td>
<td>$2,840</td>
<td>$319</td>
</tr>
<tr>
<td>Heating System</td>
<td>$2,803</td>
<td>$215</td>
</tr>
<tr>
<td>Electrical</td>
<td>$1,325</td>
<td>$138</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$1,363</td>
<td>$194</td>
</tr>
<tr>
<td>Plumbing</td>
<td>$1,100</td>
<td>$182</td>
</tr>
<tr>
<td>Water Heater</td>
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<td>$466</td>
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<tr>
<td>Range/Oven</td>
<td>$755</td>
<td>$187</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>$525</td>
<td>$181</td>
</tr>
<tr>
<td>Washer or Dryer</td>
<td>$570</td>
<td>$191</td>
</tr>
</tbody>
</table>

Source: Based on estimated ranges of retail costs for repairs and replacement of the listed items. Includes data from national independent service contractors. Pricing may vary in your geographical area.

**WHAT’S COVERED**

- A/C
- Heating System
- Electrical System
- Plumbing System
- Oven/Range/Cooktop
- Refrigerator with Built-in Ice maker
- Built-in Dishwasher
- Built-in Microwave
- Built-in Trash Compactor
Experience The HMS Difference.
Comprehensive Coverage. Exceptional Value.

- Failures Due to Lack of Maintenance³
- Unknown Pre-Existing Conditions³
- Failures Due to Rust & Corrosion³
- No Appliance Dollar Limits

- No Square Feet Limitations
- No Age Restrictions on Systems or Appliances
- Outside Water/Gas/Sewer Line Optional Coverage
- Covers Dept of Energy Mandates for A/Cs and Water Heaters

Seller Benefits
- Protect your budget from unexpected repair or replacement expenses while your home is on the market.
- Market your listings with a HMS Home Warranty - the perfect buyer incentive.
- Avoid closing delays due to a system or appliance failure.
- No upfront costs as the warranty is payable when the property closes.⁴ After closing, the buyer gets one full year of coverage.

Buyer Benefits
- Multi-Year discount pricing is available: Lock in the first year introductory rate for additional coverage years.
- You don’t have to worry about an unexpected repair expense should a covered system or major appliance break down due to normal wear and tear.
- Pay a standard deductible per service call, per trade on covered components.²
- Save with Appliance Buyline®. Take advantage of our buying power and get discounts off brand name appliances for remodeling projects or appliance upgrades.

Premier Upgrade Package Option¹
When purchased, the Premier Upgrade Package (PUP) will provide buyers with up to $1,000 of coverage for non-covered charges associated with a covered repair or replacement. These charges are typically excluded under any home warranty. You can take advantage of this option twice per contract year.

Emergency Lodging Reimbursement⁵,⁶ (Included in base coverage for buyers only)
Buyers will be reimbursed up to $1,200, for hotel/motel stay, if their only cooling or heating system is non-operational for 24 hours or more from the time of the first service visit. This reimbursement also covers hotel/motel emergency lodging when a sudden break in a water pipe results in flooding, and the removal of the water from the residence by a water removal company is delayed by 24 hours or more. All the reimbursement details are included in your Welcome Book, which will be mailed after the warranty has been paid.²,³

³Optional coverage requires an additional fee. ²Subject to underwriting criteria. ³See terms, conditions and limitations in your home warranty - non-covered charges may apply.
⁴As governed by state law. ⁵Available only during the first year of your home warranty agreement. ²See Preventive Maintenance Benefit section.

If a claim has not been filed after month nine, a buyer is eligible for one A/C or Heating maintenance visit valued at up to $100.¹
Sample Home Warranty Plan*

NOTE: Homes listed on any historic register are not eligible for this coverage

HOME WARRANTY AGREEMENT
This Home Warranty Agreement, hereinafter referred to as the “Agreement”, is marketed through HMS National, Inc. The Agreement is issued by the entity listed for your state in Section VI. of this Agreement. Such entity is hereinafter referred to as the “Issuing Company”, or “we”, “us”, and/or “our”. The owner of the home covered by this Agreement is hereinafter referred to as “you” and/or “your”. This is a Home Warranty Agreement, not an insurance policy.

This Agreement is intended to provide protection against the cost of repairing certain items in your home due to mechanical failure. Please read the Agreement carefully. Coverage includes only certain mechanical failures of the specific items listed as covered on your Agreement Coverage Summary and excludes all other failures and/or items. The Agreement Coverage Summary is attached to and made a part of this Agreement. Coverage is subject to the limitations and conditions specified in this Agreement.

This Agreement provides for the use of final and binding arbitration to resolve disputes and otherwise limits the remedies available to you. Please see DISPUTE RESOLUTION section for more information about arbitration.

I. BASIS FOR COVERAGE
We agree to pay the covered costs to repair or replace the items listed as covered in your Agreement Coverage Summary if any such items become inoperable during the term of this Agreement due to mechanical failure caused by routine wear and tear, subject to the terms and conditions of this Agreement. Determination of coverage for any claim will be made solely by us, considering but not limited to, our independent contractor’s diagnosis.

This Agreement covers only mechanical failures relating to the mechanical parts and components of those domestic-grade items that were in the home and in proper operating condition on the Agreement effective date. “Mechanical failure” occurs when a covered item becomes inoperable and unable to perform its intended function, subject to the limitations and conditions set forth herein. Mechanical failure due to an unknown pre-existing condition is not covered in the Seller Home Warranty. We will cover an unknown pre-existing mechanical failure provided the failure could not have been detected by visual inspection or simple mechanical test in the Buyer Conversion, Buyer Direct, Open Direct or New Home Warranty on the agreement effective date. A visual inspection of the covered item is considered to mean the viewing of an item to verify that it appears structurally intact and without damage or missing parts that would indicate improper assembly. A simple mechanical test means the ability to turn the unit on and off and verifying the item operates without irregular sounds or smoke that may indicate a problem. In certain instances, we may require documentation from your independent contractor during a claim review.

Mechanical failure due to rust and corrosion is not covered in the Seller Home Warranty. Mechanical failure due to rust and corrosion is covered after the Agreement effective date in the Buyer Conversion, Buyer Direct, Open Direct or New Home Warranty. The covered item will be deemed to have been in “proper operating condition” on the Agreement effective date it was correctly located within the home, was properly installed to code at the time of installation, was fully connected, was capable of successfully performing all operations commensurate with the manufacturer’s original design intention, and did not pose any hazard to life or property. Determination of the operating condition as of Agreement effective date, and the nature of any failure, will be made by us based upon the professional opinion of our independent contractor, considering but not limited to, our independent contractor’s diagnosis.

Examples of Items/Conditions Not Covered: Primary/secondary condensate pumps, and lines; asbestos insulated ductwork or piping, ductwork insulation; concrete encased air ductwork failure; dampers; filters (including electronic) or evaporator coil; condenser coils; condenser fan motors; electrical tension wires; internal wiring, wall units, panes; primary/secondary condensate drain pans; refrigerant; refrigerator filter dryer; refrigerant piping exterior to the unit; interconnecting line sets and geothermal piping; valves, reversing valves; switches and controls; and thermostats. We cover all centrally ducted air conditioning systems and appliances, and which of their parts and components, are covered; only those items specifically listed as covered on your Agreement Coverage Summary are eligible for coverage. Such entity is hereinafter referred to as the “Issuing Company”, or “we”, “us”, “our”, and “our”. The owner of the home covered by this Agreement is hereinafter referred to as “you” and/or “your”. This is a Home Warranty Agreement, not an insurance policy.

2. Central Heating System (Seller Requires Additional Fee)
Description of Covered Items: Mechanical parts and components of all centrally ducted air conditioning systems, either hot and steam and/or electric heating system or centrally ducted forced air/gas/electric/oil heating system or electric baseboard units, if providing the primary source of heat in dwelling, as follows: accessible ductwork from covered heating unit to point of attachment to register/registers, blower fan motors; burners; controls, fan blades; heat/cool thermostats (programmable and electronic set point) will be covered; duct; duct connections; fire controls; internal walls; internal vents; interconnecting line set; internal wiring; re-heat system; room thermostats; system thermostats; all centrally ducted air conditioning systems; and service water heat pump systems; charging systems; geothermal piping; heat recovery unit; humidifiers; interconnecting Freon lines (external of the equipment); panel and/or cabinetry; registers and grilles; recapture-reclaim of refrigerant; structural components; source water heat pump systems; water pumps; valves and lines (external of the condenser unit, wall units, excluding as noted above, window units; and water cooling towers. Gas systems, including ammonia systems, and grills for gas or oil, are also covered.

3. Plumbing System/Plumbing Pipes
Description of Covered Items: Mechanical parts and components of the following: garage disposal, interior hose bibs; point of service water system/instalat; pressure regulating devices; shower and tub valves; toilet tanks, bowls, and toilet mechanisms within the toilet tank. The clearing of plumbing stoppages using standard snake/jetting systems, drain, waste or vent lines up to 2 1/2 feet from point of access where accessible ground level clearance is existing, and which can be cleaned with standard cable. Request to clear the same line(s) after fourteen (14) days’ time has elapsed will be considered a new claim and will require a new deductible. Leaks and breaks of water, gas, drain, and waste and vent lines/pipes within the perimeter of the main foundation are also covered. Repair and finish of any walls or ceilings where it is necessary to break through to effect repair is not covered under the Seller Home Warranty, unless other warranty types it is covered only to the following extent: repair of walls or ceilings to rough finish up to $1,000 per claim. Rough finish is defined to include hanging drywall, priming, sanding, and individually applying of wall texture, wallpaper, and/or tile wall. Examples of Items/Conditions Not Covered: All plumbing in or under the foundation, ground slab, and all piping and plumbing outside of the perimeter of the foundation; any piping or plumbing in a detached structure, stoppage of concrete encased lines; any fees for locating, assessing or installing cleanouts; removal of water closets/tiles in order to clear any stoppages; any fees for photo/video equipment, hydro-jetting equipment; jet or steam cleaning; chemicals; stoppages caused by root invasion; stoppages caused by foreign objects, such as but not limited to, toys, bottle caps, etc.; bathtub; bidets; clogging or clogs; or lack of pressure of the water in the system; console encased plumbing; conditions of insufficient or excessive water pressure; conditions of water flow restriction due to scale, rust and sediment (scale, minerals and other deposits); exterior hose bibs, faucets; freeze damage; holding and pressure tanks; jet pumps; laundry lines; laun sprinkler systems; repair and finish of any floors where it is necessary to break through to effect repair; septic tanks and systems in or outside of the house; sewage ejector pumps; sewer and water laterals; shower enclosures and base pans; shower heads; sinks; soils systems, toilet tank lids and toilet seats; water damage; water filters; water purification systems; wells. Examples of Items/Conditions Not Covered: Auxiliary and secondary holding/storage tanks; base pans; color or purity of the water; flames; vent pipes/lines; insulation and insulation blankets; heat recovery units; any noise without a related mechanical failure; racks, straps, timers, and solar heaters, including all parts and components.

4. Water Heater
Description of Covered Items: Mechanical parts and components of one (1) water heatertankless, including circulating water loops or within connected dampers; domestic hot water coils attached to boilers, but excluding solar and heat recovery units. Includes mechanical failures resulting from sediment build-up. Examples of Items/Conditions Not Covered: Auxiliary and secondary holding/storage tanks; base pans; color or purity of the water; flames; vent pipes/lines; insulation and insulation blankets; heat recovery units; any noise without a related mechanical failure; racks, straps, timers, and solar heaters, including all parts and components.

5. Sump Pump
Description of Covered Items: Mechanical parts and components of the pump assembly located within the home and hard piped into the sump pit. Examples of Items/Conditions Not Covered: Any unit located outside the covered property and/or within crawl spaces; back-up power assemblies, portable or non-hard piped installed unit.

6. Electrical System
Description of Covered Items: Standard mechanical parts or components located within the perimeter of the exterior building walls consisting of ceiling fan motors and their controls (excluding transmitters and remotes); attic house exhaust fans; door bells and chimes; interior standard light switches, smoke detectors including battery and hard wired units; main circuit breakers; nation or fuse panel and interior wiring. Examples of Items/Conditions Not Covered: Bathroom exhaust fans, direct current (DC) wiring and systems; exterior wiring and components (except main panels mounted to exterior wall); any wiring or components servicing a detached structure; exhaust fans; fire, carbon monoxide alarm and/or detection systems; batteries; intercom or speaker systems; lighting fixtures, general control devices; low voltage wiring including wiring and relay, service entrance cables; telephones, intercoms, and/or satellite TV systems; touch panel access and transmitters and remotes, utility meter base pan; and wall fans. Failures and conditions caused by inadequate wiring capacity, circuit overload, power failure/shortage or surge, and corrosion caused by moisture are not covered. Examples of Items/Conditions Not Covered: Bathroom exhaust fans, direct current (DC) wiring and systems; exterior wiring and components (except main panels mounted to exterior wall); any wiring or components servicing a detached structure; exhaust fans; fire, carbon monoxide alarm and/or detection systems; batteries; intercom or speaker systems; lighting fixtures, general control devices; low voltage wiring including wiring and relay, service entrance cables; telephones, intercoms, and/or satellite TV systems; touch panel access and transmitters and remotes, utility meter base pan; and wall fans. Failures and conditions caused by inadequate wiring capacity, circuit overload, power failure/shortage or surge, and corrosion caused by moisture are not covered.

7. Kitchen/Laundry Appliances
Description of Covered Items: Mechanical parts and components affecting the proper operation of one of the following appliances: refrigerator or combination refrigerator/freezer; built-in dishwasher; built-in microwave oven; range/oven/cook-top; self-contained range exhaust unit located above the range; built-in trash compactor located in the pantry/lavatory; indoor water heater/clothes dryer. Covered mechanical parts and components include only the

* See Terms and Conditions of actual contract available at hmsnational.com/agreement.
following: automatic soap and rinse dispensers; belts; compressor; condensers; control timers (over/angle clock-timers are excluded unless failure prohibits normal cooking function); defrost heaters; clothes dryer heating elements; clothes dryer drum; clothes dryer drum rollers; electronic components; evaporators; fans; gas valves; hinges; hoses; ignitor and pilot assemblies; ice maker and ice and water dispensers built into the refrigerator (excluding water supply lines); internal wiring; latches (excluding self-cleaning latch mechanisms); motors; power cords; pulleys; pumps; ram assembly; range/cockpit/heating elements/burners (sear-temp elements/burners will be replaced only with standard elements/burner); solid state control boards; switches and relays; thermostats; touch pads; track; transmissions; wash arm assemblies (dishwasher only); washing machine tubes and agitators; and water valves (dishwasher and washer water only).

Examples of Items/Conditions Not Covered: Automatic deodorizers; buckets; commercial units; damage to clothing; doors; door cables; door glass; door seals; drawer pins; exhaust fan not solely for venting range/cockpit fans; independent telescoping range exhaust; filters and screens; food spoilage; self-contained icemakers; water supply lines; reclaim of refrigerator; interior lining; internal shelves; knobs and handles; light bulbs and fixtures; lock and key assemblies; panels and/or cabinetry; radiators; ranges; solar water heaters; rollers other than clothes dryer drum rollers; roof/进场单位; runstones and probes; secondary; shelves; stands; stand-alone freezers; structural components; timers and clocks; self-cleaning mechanisms including door latches; trays; venting; conditions of water flow restriction due to scale; nut, minerals and other deposits.

The decision to replace rather than repair items is solely our option. Should we choose to replace an item, the replacement will be the base model that meets all applicable federally mandated and international standards, performs the same primary function, and has a capacity comparable with the covered item, when available, with domestic units, and if practical, similar and efficient design. We will make reasonable efforts to replace items with similar characteristics in terms of performance, capacity and efficiency, and will give consideration to covered mechanical failures that affect the habitability of the dwelling.

For covered repairs, we will pay a maximum of $3,000 in the aggregate per Agreement term. After the outside water service line is repaired or replaced, our independent service provider will provide basic site restoration to the affected area, limited to backfill of excavated soil, raking and reseding.

Batteries; damage caused by door malfunctions; all door assemblies and structural components; recapture/reclaim of refrigerant; timer and remote control systems and their components.

Batteries; damage caused by door malfunctions; all door assemblies and structural components; recapture/reclaim of refrigerant; timer and remote control systems and their components.

The Plan will pay up to $500 in aggregate per Agreement term to cut, excavate or repair sidewalks located in a public easement or public roads that were damaged solely due to outside sewer service line covered repair or replacement work performed by our independent contractor(s). Only expenses related to repair or replacement of sidewalks are covered under this additional limit. This additional limit does not apply to any additional coverage to the sewer service line excess of $2,000 Agreement maximum. Should sidewalk or public road repair expenses exceed $1,500, it is your responsibility to pay any additional costs. You will be notified of the estimated additional expenses before work is completed. After the outside sewer service line is repaired or replaced, our independent service provider will provide basic site restoration to the affected area, limited to backfill of excavated soil, raking and reseding.

The Plan will pay up to $500 in aggregate per Agreement term to cut, excavate or repair sidewalks located in a public easement or public roads that were damaged solely due to outside sewer service line covered repair or replacement work performed by our independent contractor(s). Only expenses related to repair or replacement of sidewalks are covered under this additional limit. This additional limit does not apply to any additional coverage to the sewer service line excess of $2,000 Agreement maximum. Should sidewalk or public road repair expenses exceed $1,500, it is your responsibility to pay any additional costs. You will be notified of the estimated additional expenses before work is completed. After the outside sewer service line is repaired or replaced, our independent service provider will provide basic site restoration to the affected area, limited to backfill of excavated soil, raking and reseding.

This agreement may include a deductible charge, as listed on your Agreement Coverage Summary. If a deductible is required, it must be paid for each trade on each service call and will be towards

III. SERVICE

1. When repair or replacement services covered by this Agreement are required, call us at 1-800-432-1033 or submit a claim through the website www.hmsnational.com. If you fail to notify us of any mechanical failure prior to the expiration of the term of the Agreement during which the failure occurred, we will not be responsible for the cost of any repairs and/or replacements resulting from the mechanical failure.

2. We will provide you with a referral to an independent contractor. We will use reasonable efforts to provide a referral to an independent service contractor within two (2) hours after the service request is received during normal business hours and within twenty-four (24) hours for requests received after normal business hours and on weekends or holidays. In the event we determine, at our sole discretion, that there is an emergency situation requiring expedited service, we will make reasonable efforts to expedite service. We will determine, at our sole discretion, whether an independent contractor is required for mechanical repairs that affect the habitability of the dwelling.

3. We have sole authority to select independent contractors. All repair and/or replacement work covered by this Agreement must be performed by an independent contractor and approved by us in advance. We are not responsible for expenses you incur without our express consent. We will not reimburse you for any costs associated with unauthorized repairs or work performed by unauthorized contractors.

* See Terms and Conditions of actual contract available at www.hmsnational.com/agreement.
**Important Items**

To File A Claim: 1.888.432.1033 • Coverage Questions? 1.800.843.4663 • www.hmsnational.com

- Please do not call a contractor yourself. You will not be reimbursed for work performed without prior company approval.
- Upon receipt, please review your contract, which includes the full and complete terms and conditions.
- We may elect to replace a covered item rather than repair it. The decision to replace rather than repair items is solely our option.
- Additional charges may apply to certain repairs or replacements.

**NOTE:** Homes listed on any historic register are not eligible for this coverage

- Items that have been modified or adjusted in ways that prevent inspection and/or diagnosis (i.e., self-attempted repair)
- Improperly installed or repaired items, items damaged during remodeling
- Routine maintenance
- Damages or delays resulting from the service provider

**IV. GENERAL EXCLUSIONS AND LIMITATIONS**

Examples include:
- Incompatible or mismatched items
- Items outside the perimeter or below the foundation of the home (unless specifically stated, i.e., swimming pool)
- Improper installation or defects caused by manufacturer design
- Misuse, neglect, missing parts or improper installation
- Acts of God, terrorism, fire or natural disaster
- Animal and pest damage
- Power surges or lightning related failures
- Mold, mildew or wet/dry rot
- Vandalism or intentional acts
- Upgrades or modifications for any reason
- Removal or disposal of equipment, hazardous or toxic material (i.e. asbestos or Freon)
- Commercial grade equipment
- Fees associated with gaining access for diagnosis, repair or replacement
- Energy management systems or devices
- Inaccessible ductwork, underground ductwork
- Ductwork damaged by pests, animals, moisture
- Registers, grills, dampers or insulation
- Fees associated with gaining access to a covered item
- Delays caused by material shortages or circumstances beyond our control
- Charges associated with transportation of service professional or materials related to the claim
- CONSEQUENTIAL damage, additional living expenses
- Food spoilage, loss of income or other property damage
- Items covered by other insurance, warranty or guarantee (i.e., manufacturer warranty)

**V. CANCELLATION**

1. You may void this Agreement within thirty (30) days of the coverage effective date for a full refund of the contract fees paid if no claim has been made. The right to void this Agreement as provided in this paragraph is not transferable.
   - A ten (10) percent penalty per month will be added to any refund required under this paragraph, including any accrued penalties, that is not paid or credited within thirty (30) days after termination of this Agreement pursuant to this paragraph.
2. You may cancel this Agreement within thirty (30) days of the coverage effective date if a claim has been made, or at any time thereafter, at which time you may be entitled to a refund of unearned contract fees paid based on the short rate schedule less a processing fee of twenty-five dollars ($25) and less the cost of any services performed pursuant to the Agreements up to the effective date, but no later than permitted by law. If the refund calculation results in you owing payment for services provided, we may bill you for the lesser of the net amount due to us or the unpaid annual term contract fee.
PROPERTY INFORMATION

Property Address to be Covered

City    State  Zip

Mailing address if different from above

City    State  Zip

This mailing address is for:  Buyer     Seller

SELLER INFORMATION

Name(s)

Phone Number   E-mail Address

Listing Start Date   Listing End Date

BUYER INFORMATION

Name(s)

Closing Date  Phone Number   E-mail Address

AGENT INFORMATION

Real Estate Office/Member Broker No.  Main Office Phone Number

Real Estate Office Address   City, State, Zip

Real Estate Agent Name

Real Estate Agent E-mail Address  Real Estate Agent Cell Phone

Disclosure: In addition to representing the home seller and/or buyer, the named real estate agent/company also will be completing certain warranty-related processing, administrative and other services. Your charge for this warranty may include an amount paid to the real estate agent/company for performing these services.

This coverage includes only those systems, appliances and components that were in proper operating condition at the contract effective date. The following systems, appliances and components should be excluded from coverage:

☐Acceptance of Coverage: Applicant acknowledges that he/she understands the terms and conditions of coverage and authorizes closing agent to pay the required fees upon closing.

☐Waiver of Coverage: I hereby decline the protection plan that has been presented to me. I agree to hold real estate broker and agent harmless in the event of a subsequent mechanical failure that otherwise would have been covered under the protection plan.

Signature     Date

1. PLANS & PRICING

Seller/Buyer: Coverage to begin at enrollment, converts to buyer at closing

Seller Air/Heat Coverage (Optional) $75

Buyer: Coverage to begin at closing

Buyer Premier Plan $499+$89

Existing Homeowner: No real estate transaction $499

Duplex (2 attached units) $649

For coverage on duplex units for Sellers, please call for a quote.

2. ADDITIONAL SYSTEMS & COMPONENTS

Each Additional Sump Pump $60

Each Additional Water Heater $50

Each Additional Refrigerator $25

3. OPTIONAL BUYER ONLY COVERAGE  (Each Item, Per Unit)

Prices are based on single items; Multiples of each item can be purchased

Deductible Buy Down (to $50) $100

Outside Gas Line $60

Outside Sewer Line $60

Outside Water Line $60

Outside Gas/Sewer/Water Line (combo) $120

Pool $205

Spa $205

Combo Pool/Spa (shared equipment) $205

Septic Tank/Pumping $45

Water Softener $50

Well Pump System $75

Well Pump System w/Booster Pump $150

Premier Upgrade Package ($1,000)* $89

4. TOTAL DUE AT CLOSING

Total All Fees: (Sections 1, 2, and 3) $________________

For multi-year discount pricing, multiply the total by the number of years: $________________ x ____________ = $________________

(Total of All Fees)   (Number of Years)   (Total Price)

Warranty Funded By:  Seller     Buyer     Other

PAYMENT

Please make checks payable to: HMS Home Warranty

Mail to: P.O. Box 559003  Fort Lauderdale, FL 33355-9003

DO NOT CALL A CONTRACTOR YOURSELF. TO FILE A CLAIM CALL: 888.432.1033.

Coverage is subject to a Trade Service Call fee up to your deductible of $100 per service call, per trade agent unless the optional lower deductible is purchased. Additional charges may apply to certain repairs or replacements.

This Agreement is issued by HomeSure Services, Inc., except in the following states where it is issued by the identified entity: in Alabama, Arizona, Florida, Illinois, Iowa, Louisiana, Massachusetts, Nevada, New Hampshire, New Mexico, New York, North Carolina, Oklahoma, South Carolina, Texas, Utah, Vermont, Washington, Wisconsin and Wyoming by HomeSure of America, Inc.; in California by HomeSure Protection of California, Inc.; and in Virginia and Oregon by HomeSure of Virginia, Inc.

Services are provided by independent tradespeople/contractors. OR CCB# 202158. HMS is a service mark of HMS National, Inc., Fort Lauderdale, FL 33355.
## Covered Items & Conditions

<table>
<thead>
<tr>
<th>COVERED ITEMS &amp; CONDITIONS</th>
<th>SELLER</th>
<th>BUYER</th>
<th>PREMIER PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Heating – Unlimited Units</td>
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<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Central A/C – Unlimited Units</td>
<td>YES</td>
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</tr>
<tr>
<td>Electrical</td>
<td>YES</td>
<td>YES</td>
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</tr>
<tr>
<td>Plumbing</td>
<td>YES</td>
<td>YES</td>
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<tr>
<td>Plumbing Stoppages (up to 125&quot;)</td>
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<tr>
<td>Hot Water Heater</td>
<td>YES</td>
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</tr>
<tr>
<td>Attic Exhaust/Whole House Fan</td>
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<tr>
<td>Ceiling Fan</td>
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</tr>
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<td>Central Vacuum System</td>
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</tr>
<tr>
<td>Clothes Washer</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Clothes Dryer</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Dishwasher, Built-in</td>
<td>YES</td>
<td>YES</td>
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</tr>
<tr>
<td>Door Bell Chimes</td>
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<td>YES</td>
</tr>
<tr>
<td>Refrigerator and Built-in Icemaker</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Garage Door Opener</td>
<td>YES</td>
<td>YES</td>
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</tr>
<tr>
<td>Garbage Disposal</td>
<td>YES</td>
<td>YES</td>
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</tr>
<tr>
<td>Jetted Bathtub</td>
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<td>YES</td>
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</tr>
<tr>
<td>Microwave Oven, Built-in</td>
<td>YES</td>
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</tr>
<tr>
<td>Oven/Range/Cooktop</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>Range Exhaust</td>
<td>YES</td>
<td>YES</td>
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</tr>
<tr>
<td>Sump Pump</td>
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<td>YES</td>
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</tr>
<tr>
<td>Trash Compactor, Built-in</td>
<td>YES</td>
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</tr>
<tr>
<td>Locksmith Service</td>
<td>YES</td>
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</tr>
<tr>
<td>Appliance Buyline Program</td>
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<tr>
<td>Emergency Lodging Reimbursement*</td>
<td>—</td>
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<tr>
<td>Premier Upgrade Package (PUP)*</td>
<td>—</td>
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<td>YES</td>
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</tbody>
</table>

*Only 1 reimbursement claim per member, per 12-month period. See terms & conditions at www.hmsnational.com/agreement for a full detail of coverage benefits, and the conditions and definition of a qualifying event.

*The Premier Upgrade Package (PUP) provides Buyers with extra coverage for items excluded under any home warranty. Some examples include, but not limited to: fees required for permits mandated by federal or local government, upgrades as required when replacing heating or air systems and non covered items associated with a covered claim. See Terms, Conditions and Limitations in the Agreement.

**BASE PLAN**

- **$499**

**PREMIER PLAN**

- **$499 Base Plan + $89 PUP Option = $588**

**BEST PLAN!**