



# Texas

Real Estate Sales Info  866.797.4788



# Coldwell Banker HOME PROTECTION PLAN<sup>SM</sup>

Issued by American Home Shield\*



Now Included  
SPRING / FALL  
**HVAC**  
Tune-ups

- ✓ Rekey coverage included on all Buyer Home Protection 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 a Coldwell Banker Home Protection Plan* issued by American Home Shield



## *What is a Home Protection Plan?*

It's 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.

**American Home Shield 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 the AHS® 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 Protection 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, AHS will replace it or offer an alternative solution!



### Know your home is covered.

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



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

American Home Shield goes to great lengths to ensure contractors meet their standard of quality.



### American Home Shield stands by their work.

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



### Be sure with American Home Shield.

As the nation's largest home warranty company, they 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 protection plans, there are limitations and exclusions. But, all three of the plans cover failures and expenses from a range of causes that are often excluded from other home protection plans.

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 Protection Plans

When you choose American Home Shield, you're automatically upgraded. This means that even the 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? American Home Shield has you covered.**

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

The 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, AHS will 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.

### + 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

REAL ESTATE EDITION

# Home Protection Plans

See page 7 for pricing.

Trade Service  
Call Fee

\$75

	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>+ SUBTERRANEAN TERMITE</b>				
Subterranean Termite (Buyer/Seller)	Available	Available	Available	Available

**PRICING**

	ShieldComplete	ShieldPlus	ShieldEssential	Seller Coverage Option*
<b>BUYER HOME PROTECTION PLANS</b>				
<b>Single Family Home (SFH)</b>	<input type="checkbox"/> \$625	<input type="checkbox"/> \$550	<input checked="" type="checkbox"/> \$450	<input checked="" type="checkbox"/> \$75
Condo/Townhome/Mobile Home	<input type="checkbox"/> \$460	<input type="checkbox"/> \$405	<input type="checkbox"/> \$330	<input type="checkbox"/> \$75
New Construction SFH (yrs. 2-5)	<input type="checkbox"/> \$1,030	<input type="checkbox"/> \$910	<input type="checkbox"/> \$745	
New Construction Condo (yrs. 2-5)	<input type="checkbox"/> \$760	<input type="checkbox"/> \$665	<input type="checkbox"/> \$545	
<b>TWO YEAR COVERAGE</b>				
Single Family Home (SFH)	<input type="checkbox"/> \$1,125	<input type="checkbox"/> \$990	<input type="checkbox"/> \$810	<input type="checkbox"/> \$75
Condo/Townhome/Mobile Home	<input type="checkbox"/> \$825	<input type="checkbox"/> \$730	<input type="checkbox"/> \$595	<input type="checkbox"/> \$75

**+ OPTIONAL COVERAGE FOR BUYERS**

	SFH/Condo/Townhome/Mobile Home		New Construction (years 2-5)
	1 Year	2 Year	
Additional Refrigerators**	<input type="checkbox"/> \$15	<input type="checkbox"/> \$30	<input type="checkbox"/> \$31
Well Pump and Septic System Pumping & Septic Sewage Ejector Pump †	<input type="checkbox"/> \$175	<input type="checkbox"/> \$350	<input type="checkbox"/> \$290
Swimming Pool Equipment †	<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) †	<input type="checkbox"/> \$255	<input type="checkbox"/> \$510	<input type="checkbox"/> \$420
Saltwater Pool Equipment †	<input type="checkbox"/> \$400	<input type="checkbox"/> \$800	<input type="checkbox"/> \$660
Subterranean Termite (Buyer/Seller) †	<input type="checkbox"/> \$53	<input type="checkbox"/> \$53	

**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 866.797.4788.**

\*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

†Not available for Condo/Townhome/Mobile Home

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

**NOTE: Sale tax included in price**



**For Real Estate Professional use in TX  
REAL ESTATE EDITION  
Home Protection Plan**



**Enrollment Form**

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

**PROPERTY INFORMATION**

**3202 Clayton Terrace Dr**

Property Address to be Covered

**Missouri City TX 77459-7134**  
City State ZIP

**June 3, 2019**  
Listing Expiration Date (if selling) Home sq. ft.

**SELLER INFORMATION**

**Glenn Earl Barnes**

First Name Last Name

**(832)779-3879 glenn.e.barnes@gmail.com**  
Phone Number Email Address

**2215 BERMUDA PALMS DR, MISSOURI CITY, TX 77459-7134**  
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

**Total and Sign**

Buyer Home Protection Plan	\$	<b>450.00</b>
Buyer Options Total	\$	
Seller Coverage Option	\$	<b>75.00</b>
Grand Total	\$	<b>525.00</b>

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.

DocuSigned by

4/17/2019 | 4:10 PM PDT

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 Protection Plan on your behalf.
- Read your Agreement** thoroughly to verify what items are covered.
- Register for **MyAccount** at [ahs.com/myaccount](https://ahs.com/myaccount) to manage your plan online.

**Request service**  
**866.501.6966**

**Real Estate Professionals**

**Register for MyAccount Pro at [pro.ahs.com](https://pro.ahs.com).**

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

**Sales info**  
**866.797.4788**

**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