



RJT COMMERCIAL, INC.
DBA Ram Jack of Texas
2765 W. Kingsley Rd. Garland, TX 75041
Phone: 972.494.3800

Your Limited Warranty, Maintenance, and Transfer Instructions

We want to thank you for supporting your foundation with Ram Jack.

We have attached several documents for review and safekeeping. They include the Limited Warranty, Causes of Foundation Failure/Maintenance, and these Instructions to timely transfer your Limited Warranty.

- Please keep all documents safe and scan them into a lasting media, along with your Agreement for Work, Cost for Services, Service Plan, and any Elevations. You will need all documents to transfer or submit an application for any Warranty. Keep all records in a safe place.
- Before transferring your property (a few months before), read the warranty instructions and call the office for warranty transfer documents.
- We have attached Causes of Foundation Failure/Maintenance, which explains how soil, wind, and water can affect your foundation, as well as general maintenance tips.

The Causes of Foundation Failure document suggests methods of inspecting and maintaining your foundation. We ask that you walk along your foundation quarterly and after heavy storms. We want to ensure that your property is not ponding, has effective guttering with downspouts leading at least three feet away from the structure, that voids are non-existent along the perimeter, and that soil drains water away from the structure. Tree roots can also take water from under the foundation, leading to potential foundation movement.

If your home is situated on a hill or ravine, inspect the area for adequate drainage, as the foundation can fail due to soil failure or soil creep. Evidence of failure is lateral movement of the foundation. Any part of the foundation may heave in expansive soils. Subsurface water can also cause settlement. The above are examples of catastrophes that your Warranty does not cover.

Transferring Your Ram Jack Warranty On a Timely Basis: Instructions

As the Warranty Owner, it is your responsibility to begin any Warranty transfer upon a sale or change of title. We have seen lawsuits arise between Buyer and Seller where the Warranty was not timely transferred. **Before Closing on a sale of your home**, we recommend the following:

- **Call us, and we will send the required transfer forms.**
- **We recommend you transfer at closing when a Notary is present, and both parties will sign on or around the same day.**
- **Have the title company hold the transfer documents for signature. Sign, date, and notarize the Warranty Transfer Documents and Applications at closing.**
- **At closing, give all the documents stated in the Warranty Transfer Documents to the new owner, a copy of the Closing Statement's first page, and this Instruction Sheet.**
- **Have the new owner send the completed Warranty Transfer Documents and the Warranty Transfer Fee to Ram Jack within 60 days of the transfer to the address given with the transfer instructions.**



- **Once again, we recommend doing all of the above at the time of selling/transferring the property.**
- **If you and the new owner do not follow all of the above instructions, the transfer is void, and no Warranty will exist on the property. Follow these instructions strictly.**
- **After Ram Jack receives and reviews all of the completed documents and approves the application, Ram Jack will issue its current Limited Warranty to the new owner.**
- **If all documents are not complete when received, Ram Jack will notify you. But Ram Jack must receive all documents by the 60th day after the transfer, or any Warranty is void - no exceptions.**
- **If you do not complete the transfer within 60 days, any Warranty is offered in our sole professional discretion and before approval, is subject to additional inspections and associated fees.**
- **We recommend your Buyer phone Ram Jack within a week of mailing the documents and fee. They will want to ensure Ram Jack has received all documents before the 60-day transfer period expires.**

Thank you from your Ram Jack Team!