



Coverage for: Alaska, Indiana, Kentucky, and Southern Ohio

Don't let home protection be an afterthought.  
**Choose the right home warranty for your home.**

An HSA<sup>SM</sup> home warranty can help protect your budget from being derailed by unexpected costs.



Enjoy additional coverage and services from HSA home warranty, such as:

- ✓ Rekey
- ✓ Smart home tech installation and setup services
- ✓ Seller HVAC Option
- ✓ Electronics Protection Plan
- ✓ New appliance and air filter discounts
- ✓ and more!
- ✓ Pre-season HVAC tune-ups
- ✓ Buyer 7 Star Upgrade

See page 2 for details.

# THE PROTECTION AND CONVENIENCE YOU NEED

A home is one of the largest investments a person will ever make, so it's important to protect it. With an HSA home warranty, you can do just that.

A home warranty is a service contract that will help protect your budget against the cost of covered repairs or replacements to the major components of home systems and appliances that fail due to normal wear and tear.

Plus, we remove the time-consuming task of having to find a service company. When there's a failure, simply call us and we'll dispatch a qualified home repair professional to take care of you.

**HSA home warranty is committed to delivering exceptional service every step of the way. When you're in need of a repair, you'll find HSA's commitment to quality throughout the process.**

## THE EXTRAS YOU WANT

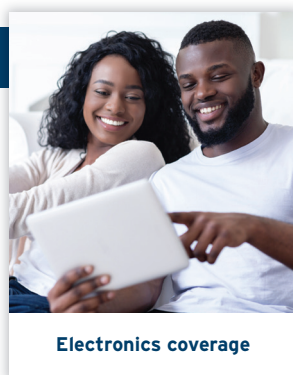
We made our coverage buildable because every home is different. Start with our basic plan, and then add on to it to complete your home warranty coverage.



**Seller HVAC Option**



**Pool coverage**



**Electronics coverage**

## Optional Coverage

Choose **optional coverage** to create a plan that perfectly fits your home.

- + **Buyer 7 Star Upgrade** adds increased coverage on some appliances and home system components, includes improper installations and repairs, removal and disposal of replaced equipment, and more
- + **Seller HVAC Option** for heating and A/C coverage while a home is on the market
- + **Electronics Protection Plan**
- + **Pool coverage**
- + **And more!**

## Special Member Offers

An HSA home warranty gives you the comfort of knowing you're protected – and the convenience of being prepared for what's beyond the breakdowns with home services, like:

- ✓ **Rekey**
- ✓ **Pre-season HVAC tune-ups**
- ✓ **Smart home tech installation and setup services**
- ✓ **New appliance and air filter discounts**

(available for sellers when Seller Coverage is chosen)

Limitations and exclusions apply. See contract for details.

Special member offers are not included in Seller Coverage. For buyer use only.

**Electronics Protection Plan:** The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with an HSA home warranty. Plan is subject to a \$2,000 per claim limit and a \$5,000 aggregate claim limit.

**Pre-season HVAC Tune-ups:** Tune-ups are available seasonally (spring: A/C; fall: heating) for \$75 per unit.

**Smart Home Tech Installation and Setup Services:** Smart home tech installation and setup services are provided by a third party. Not available in all areas.



**Rekey service**



**HVAC tune-ups**



**Discounts on new appliances**

# UNDERSTAND YOUR HOME WARRANTY

With an HSA home warranty, you get valuable coverage for your mechanical systems and appliances; however, not all services and failures are covered. HSA wants to help you understand the coverage, so you see the value in having our home warranty. For a complete understanding of your HSA home warranty, read the sample contract portion of this brochure.

The following services:



**Do not qualify for coverage:**

- Normal maintenance or cleaning
- Drain line stoppages due to roots



**May not qualify for repair:**

- Improper installation
- Code violations



**May incur additional costs:**

- Disposal of the replaced equipment
- Modifications required to fit new equipment
- Code violations
- Permit fees
- Coolant evacuation and recovery

Coverage for some of the above services is available in our Buyer 7 Star Upgrade Package. You can review the enhanced coverage included in this upgrade in the section below.

## SELLER/BUYER COVERAGE

Basic Plan with \$100 Trade Call Fee	\$500
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## SELLER HVAC OPTION

Central heat, central air/heat pump and thermostat, ductwork and attached humidifier	\$50
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BASIC COVERAGE PLAN	SELLER	BUYER	BUYER 7 STAR UPGRADE	\$149	BUYER
Central heat, central air/heat pump and thermostat	Optional \$50	✓	Crane charges for roof top air conditioning or heating replacement		✓
Ductwork and attached humidifier		✓	Central heat and air: registers, grills, filters & heat lamps		✓
Water heater and instant hot water dispenser	✓	✓	Central air: refrigerant recovery and non-ducted window or wall air conditioner		✓
Plumbing parts and primary sump pump	✓	✓	Toilets replaced with like quality		✓
Faucets and routing of drain line stoppages	✓	✓	Smoke alarms		✓
Water, gas, drain and waste lines	✓	✓	Garage door opener: hinges, springs, keypad and remote transmitter		✓
Polybutylene leaks	✓	✓	Refrigerator: refrigerant recovery and ice maker/beverage dispenser		✓
Toilet tank, bowl & wax ring seals (replaced with builder's standard)	✓	✓	Trash compactor lock/key assembly & bucket		✓
Whirlpool bathtub	✓	✓	Dishwasher racks, baskets & rollers		✓
Electrical system	✓	✓	Built-in microwave interior lining, door glass, clock and shelves		✓
Garage door opener	✓	✓	Oven/range interior lining, clocks, rotisseries, racks, handles, knobs and dials		✓
Ceiling fans and interior attic and exhaust fans	✓	✓	\$250 toward code violations		✓
Refrigerator	✓	✓	\$500 toward modifications on central heat, air or water heater		✓
Oven, stove top/range, dishwasher and garbage disposal	✓	✓	Permits up to \$250 per occurrence		✓
Built-in microwave oven and trash compactor	✓	✓	Disposal of replaced equipment		✓
Failures due to lack of maintenance	✓	✓	Mismatched heating and/or air conditioning system		✓
Failures due to rust and corrosion	✓	✓	Improper installation/repair		✓
Failures due to water heater sediment	✓	✓	<b>BUYER OPTIONS</b>		
Rekey (up to 6 keyholes and 4 identical keys)		✓	Electronics Protection Plan		\$216
Septic system		✓	Water Softener		\$40
Lighting fixtures and central vacuum		✓	Water well pump		\$75
Burglar alarms, fire alarms and doorbell system		✓	Electronic air cleaner		\$35
			Clothes washer and dryer		\$70
			Home freezer		\$30
			Roof leaks		\$45
			Hot tub		\$150
			Swimming pool		\$150
			Pool/hot tub combination (must share common mechanicals)		\$175

## COVERAGE TERMS

Seller coverage: effective the date of application and continues for up to 6 months.
Buyer coverage: effective the date of closing and continues for 12 months. Renewable annually.

**An HSA 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 contract for details.**





# MANAGING YOUR HOME WARRANTY



## REQUESTING SERVICE IS EASY



**Contact Us.** If the item is covered in your contract, visit [myhomewarranty.com](http://myhomewarranty.com) to place a service request, or call our 24/7 customer service toll-free at 800.367.1448. You will pay a Trade Call Fee for each trade (plumbing, electrical, etc.) that you request service for.



**Schedule Service.** Your assigned home repair professional will contact you by phone to schedule an appointment during normal business hours to diagnose your covered item.



**Home Repair Professional Assigned.** HSA home warranty will assign a local, qualified home repair professional to handle your covered request.



**Relax.** Your home repair professional will come to your home and repair or replace the covered item. You're responsible for any costs incurred that aren't covered under the warranty contract.

## REGISTER ONLINE AT [MYHOMEWARRANTY.COM](http://MYHOMEWARRANTY.COM).

Accessing your HSA home warranty account is just a few convenient clicks away.



### QUICK SERVICE REQUESTS

Place your service request online, so you will have more time to enjoy your home.



### SIMPLE CONTRACT RENEWALS

Maintain your home warranty without going to the post office.



### MOBILE-FRIENDLY ACCESS

Control your account from anywhere, including payments and service request updates.



### 24/7 COVERAGE CHECKLIST

See what's covered and download your contract anytime.

# COVERAGE THAT BENEFITS YOU

## BUYER BENEFITS

As a buyer, make sure your new home is covered by an HSA home warranty. If the seller doesn't provide the warranty, take matters into your own hands and purchase this valuable protection yourself.

- **Confidence** in the home you're buying - because you have a plan. There are a lot of responsibilities and decisions that come with homeownership. This should be an easy one.
- **Quality service.** HSA is available 24 hours a day, 7 days a week to help you schedule a diagnosis for your covered breakdown.
- **The reliability of a nationwide network** of qualified, independent home service contractors. There's no need to research different vendors for repair or replacement assistance - HSA has done that for you.
- **Our workmanship guarantee.** If there's an issue with a completed repair within 30 days of service, we'll send a contractor back out for free.

## SELLER BENEFITS

As a seller, a home warranty placed during the listing period can help reduce many out-of-pocket expenses sellers often experience from unexpected covered breakdowns and repairs.

- **Mitigate unexpected, covered issues** from the home inspection to help 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 your included systems.
- **Focus on your next home** and upcoming move.





# APPLICATION

EASY ENROLLMENT OPTIONS

Online: [www.onlinehsa.com](http://www.onlinehsa.com)

Phone: 800.367.1448

Mail WITH payment: HSA, P.O. Box 650993 • Dallas, TX 75265-0993

Mail WITHOUT payment: HSA, P.O. Box 849 • Carroll, IA 51401

Contract Number

Date Assigned

Form Number **CNTL2021**

## PROPERTY INFORMATION (REQUIRED)

Property Address to be Covered \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Listing Expiration Date (if selling) \_\_\_\_\_

## REAL ESTATE PROFESSIONAL INFORMATION

Initiating Real Estate Associate:  Buyer  Seller

Real Estate Company Information \_\_\_\_\_

Main Office Number \_\_\_\_\_ Fax Phone Number \_\_\_\_\_

Agent Name \_\_\_\_\_ Agent Email \_\_\_\_\_

## COOPERATING REAL ESTATE ASSOCIATE

Buyer  Seller

Main Office Number \_\_\_\_\_ Fax Phone Number \_\_\_\_\_

Agent Name \_\_\_\_\_ Agent Email \_\_\_\_\_

## CLOSING INFORMATION

Escrow/Closing/Title Company \_\_\_\_\_

Main Office Phone Number \_\_\_\_\_ Fax Phone Number \_\_\_\_\_

Estimated Closing Date \_\_\_\_\_ Closing Number \_\_\_\_\_

Closing Representative Name \_\_\_\_\_ Email Address \_\_\_\_\_

## 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 \_\_\_\_\_

\*If the upgrade package has been selected and the property is a multiple family dwelling, the upgrade must be purchased for each unit.

\*\*Add tax where required by law. To obtain exact tax amounts please call 800.367.1448.

Final tax will be calculated on the order confirmation.

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## SELECT COVERAGE DESIRED

SELLER/BUYER COVERAGE	\$100 TRADE CALL FEE
Single Family	<input type="checkbox"/> \$500
Condominium	<input type="checkbox"/> \$465
Duplex	<input type="checkbox"/> \$800
Triplex	<input type="checkbox"/> \$1,105
Fourplex	<input type="checkbox"/> \$1,405

## SELLER HVAC OPTION

Central heat, air conditioning/heat pump	<input type="checkbox"/> \$50
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## NEW CONSTRUCTION (Coverage begins one year after closing)

Year 2 through 4	<input type="checkbox"/> \$615
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New Construction: Call 800.367.1448 for optional coverage pricing.

BUYER 7 STAR UPGRADE*	<input type="checkbox"/> \$149
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## BUYER OPTIONS

Electronics Protection Plan	<input type="checkbox"/> \$216
Water softener	<input type="checkbox"/> \$40
Water well pump	<input type="checkbox"/> \$75
Electronic air cleaner	<input type="checkbox"/> \$35
Clothes washer and dryer	<input type="checkbox"/> \$70
Home freezer	<input type="checkbox"/> \$30
Roof leaks	<input type="checkbox"/> \$45
Hot tub	<input type="checkbox"/> \$150
Swimming pool	<input type="checkbox"/> \$150
Pool/hot tub combination (must share common mechanicals)	<input type="checkbox"/> \$175

## TOTAL

Subtotal	\$ _____
Sales Tax**	\$ _____
Total (payment due at closing)	\$ _____

Please mail payment in with application.

**Coverage Limitations: Some limitations and general exclusions apply to covered items. Please read the sample contract section of this brochure for details.**

**Purchase Agreement:** When seller coverage is selected, seller agrees to pay the fee shown on the date legal title transfers to the buyer. This agreement is binding and may not be cancelled. If seller fails to pay the specified fee, seller shall be liable for all attorney fees and court costs incurred by HSA to collect the fee. By application for this contract, seller and/or buyer represent that, to the best of their knowledge, all items are in good working order on the date of application for this coverage. Further, seller and/or buyer agree that failure to notify HSA prior to repair or replacement of any covered item may result in a refusal of coverage on that item.

HSA discloses to the purchaser of this warranty, and the purchaser consents and acknowledges by his/ her signature that the employing broker may receive a minimal fee for services rendered in marketing or administering the sale of this warranty plan.

Coverage Desired:  Seller and Buyer Coverage  Buyer Coverage Only

Applicant signature \_\_\_\_\_ Date \_\_\_\_\_

**WAIVER:** Purchase of this coverage is not mandatory. HSA is not the only warranty available. No other services are contingent upon the purchase of the warranty. I have reviewed the home warranty protection plan and hereby decline coverage. I agree to hold the real estate broker and real estate professional harmless in the event of a subsequent mechanical failure which otherwise would have been covered under the warranty plan.

Signature \_\_\_\_\_ Date \_\_\_\_\_

CNTL2020A