

COVERAGE FOR: Virginia

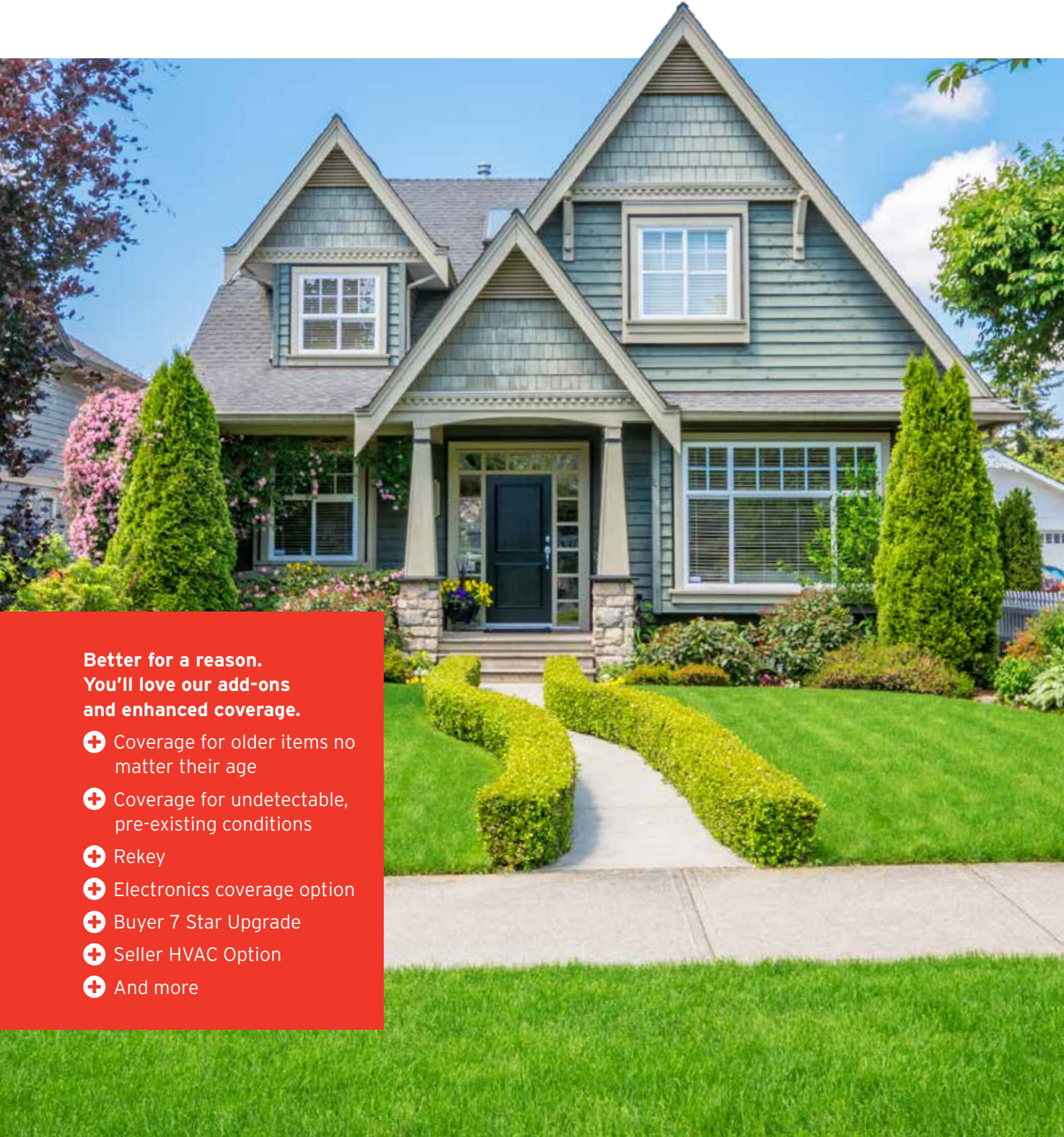


# EXCEPTIONAL HOME PROTECTION AND SERVICE.

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

**Better for a reason.  
You'll love our add-ons  
and enhanced coverage.**

- + Coverage for older items no matter their age
- + Coverage for undetectable, pre-existing conditions
- + Rekey
- + Electronics coverage option
- + Buyer 7 Star Upgrade
- + Seller HVAC Option
- + And more



# Home systems and appliances will break, but they don't have to break your budget.

## What is a home warranty?

A home warranty is a one-year service contract that covers the cost to repair or replace covered parts of home systems and appliances that break down over time.

## What types of homes are covered?

We cover single-family homes,\* older homes, condos, townhomes, duplexes, triplexes, and fourplexes, new construction, and mobile homes.\*\*

## Do I need a home warranty?

We think so. In fact, 1 in 4 new home buyers use their home warranty within the first 60 days of coverage.

## What's not covered?

An HSA home warranty provides valuable coverage; however, not all services and failures are covered. For a complete understanding of your HSA home warranty, read the sample contract portion of this brochure. As examples, 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 replaced equipment, modifications required to fit new equipment, code violations, permit fees, coolant evacuation and recovery

Several of the above services are available in our Buyer 7 Star Upgrade. Review its coverage, limitations and exclusions on page four.

## How does it work?

With coverage from HSA, you know exactly what to do when things go wrong. It's as simple as this:



Request service online at [myhomewarranty.com](http://myhomewarranty.com) or by phone at 800.367.1448. Pay your Trade Call Fee.



We assign a local, qualified contractor.



On an approved claim, your covered home system or appliance is repaired or replaced.



**REGISTER ONLINE AT MYHOMEWARRANTY.COM.**

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

Repair or replacement is subject to contract limitations and exclusions. See plan for details.

\*Single-family homes are subject to 10,000 sq. ft. maximum.

\*\*Condos/Townhomes/Mobile homes are subject to 5,000 sq. ft. maximum.



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

## Buyer Benefits

Showings, walk-throughs and inspections are important steps to buying your next home, but they don't uncover all issues and they can't predict what will happen. Make sure your new home is covered by an HSA home warranty. And, if the seller hasn't included it with the sale, add this valuable protection yourself.

- **Confidence** in the home you're buying because you have a plan for covered breakdowns. There are a lot of decisions that come with homeownership. This is an easy one.
- **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.
- **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.

## Seller Benefits

Placing an HSA home warranty on your home during its listing period can help reduce many out-of-pocket expenses you may experience from unexpected covered breakdowns and repairs.

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

# Sample Contract

The PROVIDER/OBLIGOR & PLAN ADMINISTRATOR of this Contract (the "Provider" or "HSA") is as follows:

In Alaska, Connecticut, District of Columbia, Delaware, Georgia, Kansas, Kentucky, Maryland, Michigan, Missouri, Minnesota, North Carolina, North Dakota, New Jersey, New York, Ohio, Pennsylvania, South Carolina, Tennessee, and West Virginia: Home Security of America, Inc. In Illinois, Indiana, Iowa, Massachusetts, and Wisconsin: Home Security Association of America, Inc. In Rhode Island: Home Security of America, Inc. dba Home Security of Wisconsin. In Virginia: Home Security Association of Virginia, Inc. 150 Peabody Place Memphis, TN 38103

The aggregate coverage under this agreement is limited to \$25,000.00; with a \$5,000.00 per mechanical system sub-limit, unless a lower per occurrence sub-limit or lower aggregate sub-limit is specifically enumerated elsewhere in this agreement.

Certain items and events are not covered by this contract. Please refer to the Limitations of Liability section and to exclusions listed in each applicable section of this contract.

Obligations of the provider under this service contract are backed by the full faith and credit of the provider.

**PLEASE READ THIS DOCUMENT CAREFULLY. YOU MUST NOTIFY HSA PRIOR TO ACTUAL COMMENCEMENT OF REPAIR OR REPLACEMENT.**

**Important Notice Regarding Privacy:**

Information collected is used to make coverage decisions. This information is sometimes shared with affiliates and nonaffiliated third parties, and as permitted by law, to carry out daily business functions, service your business, or in connection with product offerings. Examples of nonaffiliated third parties with whom we can and do share your information are: joint marketing partners, agents, brokers, insurance and other state authorities, and administrators engaged by us to adjust, administer, service or process claims. Other than as permitted by law, we do not share your personal information with nonaffiliated third parties.

**Important Notice Regarding Coverage Terms: (Renewed Contracts Only)**

HSA continually strives to improve our service and to clarify the descriptions of coverage provided. In doing so, slight variations or modifications occur as contract versions are updated and issued. Should this activity result in a reduction of benefits to you as compared to the coverage in your previous version and if the benefit reduction was not disclosed to you prior to your election to continue coverage, you are entitled to the coverage as provided in the previous version.

## A. COVERAGE

1. HSA will provide home protection coverage for authorized repair or replacement of "Component Parts" mentioned as covered in accordance with the terms and conditions of this contract that fail due to "Operational Failure". HSA will cover "Loss" so long as the "Component Parts":

**A. Are located within the "Interior" of the main foundation of the home or attached or detached garage (except for the exterior well pump, septic system, condensensing unit and pool/spa equipment).**

**B. Are properly installed throughout the term of this contract for proper diagnosis.**

**C. Become inoperative due to normal wear and tear.**

**C.1. HSA will provide coverage for systems and appliances which malfunction due to lack of maintenance, rust or corrosion if the defect or mechanical failure would have otherwise been covered. Coverage is only provided for mechanical failures which occur and are reported to HSA during the term of this contract.**

**D. Are in "Proper Working Order" on the effective date of this contract.**

2. This contract covers single-family resale homes and condominium or town house units. Multi-family homes up to and including eight (8) family dwelling units may be covered if applied for and the appropriate fee is paid. Multiple-family homes qualify for listing coverage; however, coverage is limited to the owner-occupied unit, tenant occupied properties are not eligible for coverage during the listing period. Coverage is for owned or rented residential property and excludes commercial property or residences used as businesses, including but not limited to, day care centers, fraternity/sorority houses and nursing/care homes.

3. Coverage includes only the items stated as covered and excludes all others. Items listed as Not Covered are intended as examples of the types of items excluded from warranty coverage. They are not completely inclusive of all systems and appliances excluded from coverage. Coverage is subject to limitations and conditions specified in this contract. Please read the contract carefully.

## B. DEFINITIONS

1. "**Component Parts**" - the constituent elements of mechanical items as covered by this contract.

2. "**Operational Failure**" - the mechanical breakdown of "Component Parts".

3. "**Proper Working Order**" - functioning as intended and expected for its age, and within the safety standards as established by the system manufacturer.

4. "**Loss**" - the reasonable market cost or the actual cost HSA can contract for the required services, whichever is less, for the repair or replacement of "Component Parts".

5. "**Interior**" - the space within the external surface area which constitutes the perimeter of the residence's exterior walls; under the roofing materials; above or enclosed in the basement floor or home's slab, or above the ground surface in a crawl space.

## C. COVERAGE PERIOD

1. Home seller: coverage begins on the date HSA issues a contract number and continues for six (6) months, until close of sale or termination of listing, whichever occurs first. Seller coverage may be extended at the sole discretion of HSA.

2. Home buyer: for properties involved in a real estate transaction, coverage begins at the close of sale and continues for twelve (12) months from that date. Payment is due at the close of sale.

3. New construction: coverage begins on the first anniversary of the close of sale and continues for one or three years from that date. Length of coverage is determined by the premium paid. Payment is due at the close of sale.

4. Buyer direct: for properties not involved in a real estate transaction, coverage begins fifteen (15) days after payment is received by HSA and continues for twelve (12) months from that date. Call 1-800-367-1448 for pricing and availability.

## D. CUSTOMER SERVICE

For Service call 800.367.1448

**1. YOU MUST NOTIFY US PRIOR TO REPAIR OR REPLACEMENT.**

When service is needed due to an "Operational Failure", you are to telephone HSA at 800.367.1448, twenty-four (24) hours per day, and seven (7) days per week. Your call may be recorded and/or monitored for quality assurance purposes. This telephone contact shall initiate the service process without the requirement of a claim form or service application. This notification includes the requirement that we have the opportunity to speak with the service contractor prior to the implementation of any repairs. Failure to do so may result in our denial of reimbursement for the expenses you incurred.

**HSA shall not be liable for a "Loss" unless notice is given to**

regulators, wax ring seals; toilet fixture and water tank (replaced with builder's standard as necessary); parts within the toilet tank, in-line shut-off valves, risers leading into: sinks, tubs and toilet; **primary sump pump** for pumping water only; single-point **instant hot water dispenser** including casing, element, wiring and valve; **whirlpool bathtub pump** and motor assembly. **NOT COVERED:** ejector/lift pumps; hose bibbs, faucets, shower heads and their respective assemblies including valves for shower/tub diverter, trip levers, tub stopper assembly and sink pop-up assembly; basket strainers, shower base pans, shower enclosures or doors, sinks, tubs, drain tile/French drains, sprinkler systems; water well/cistern or septic systems and components; water softener, water filter/purifier, bidets, failures due to salt, mineral beds or deposits; caulking, grouting, or tiles; lines or parts lying within an unheated area; drain line stoppages caused by roots; HSA is not responsible for installing a clean-out or pulling/re-setting a toilet to access a drain line stoppage; routing through roof vents is not covered.

**✓ 3. "INTERIOR" ELECTRIC - COVERED:** wiring, main service panels, sub-panels, receptacles or outlets, switches, fuse boxes, electric wiring to all major electrical equipment; outside outlets attached to the primary residential structure and garage; **garage door opener** (2 systems maximum) includes track assembly and carriage unit if part of the opener unit; permanently installed "Interior" attic and exhaust fans used for the intake and output of air excluding belts, shutters and filters; **ceiling fans; central vacuum motor and relay switches; we do not cover clogged lines or conditions of inadequate capacity; door bell systems** which are not part of an intercom system; **lighting fixtures; burglar alarms and fire alarms. NOT COVERED:** any failure in the central electrical system caused by non-covered electrical wiring or components; direct current (D.C.) wiring or components and/or low voltage systems including wiring and relays; telephone wiring; garage door; cables, rollers, hinges, springs, keypads, remote transmitter units or door replacement; central vacuum hoses or accessories; chandeliers; smoke alarms, intercom systems; exhaust equipment mounted on the roof (i.e. turbine ventilator).

**✓ 4. KITCHEN APPLIANCES - COVERED:** all "Component Parts", except for those excluded below, including timers that affect the primary function of the appliance; all appliances must be located in the primary kitchen unless additional units have been approved by HSA and premium has been received by HSA; includes **refrigerator, oven/range, dishwasher, garbage disposal, built-in microwave oven, trash compactor.** HSA will pay up to \$3000 aggregate for the life of the contract toward repair/replacement of Professional series or ultra-premium built-in refrigerators, including, but not limited to, Sub-Zero, Viking or Jenn-Air (individual trademarks are owned by the brand name company). **NOT COVERED:** ice maker/crusher and beverage dispensers; drain, condensate line cleaning, any failures to the door other than appliance controls located within the door; clocks, knobs, handles, dials, springs, hinges, tubs, liners, baskets, shelves, drains, glass breakage, probes, rotisseries, racks, rollers, light bulbs, lock/key assemblies, buckets, televisions, computer screens or computers that are part of an appliance but do not affect the primary function of the appliance; walk-in freezers, home freezer; clothes washer and clothes dryer.

**OPTIONAL SELLER COVERAGE (INCLUDED FOR BUYER) (Additional fee required.)**  
**NOTE FOR SELLER:** additional fee required; this option may be ordered at any time during listing coverage; however, seller coverage begins on the date the option is ordered through HSA, Items 5. and 6. in Section E. are limited to a combined \$1,500 aggregate maximum during the listing period. Seller central heat/air option must be selected to qualify for coverage.

**✓ 5. CENTRAL HEAT - COVERED:** (up to 2 units) includes forced air furnace; radiant electric including wiring, heat lines installed in electrical baseboards, or ceiling cables; radiant hot water/steam boilers, water heater/heating combination units and oil systems are covered up to \$1,500 aggregate including radiant heating lines, circulating pumps and piping; solar heating systems including solar collectors, reflectors and fiberglass or galvanized holding tanks that are used for storage of water for a solar heating system; heat exchangers, wall furnaces if they are the main source of heat to the residence; ductwork attached to humidifiers, thermostats, ductwork from heating unit to point of attachment at registers or grills. **NOT COVERED:** collector box, coal and wood burning equipment, chimneys, fireplaces, flue liners, systems with compressors larger than five tons; oil storage tanks, free standing or portable space heaters, heat or energy recovery units; air cleaners/filters, condensate line cleaning, crane charges, heat lamps, filters, registers, grills, insulation, improperly sized ductwork.

**✓ 6. CENTRAL AIR - COVERED: (up to 2 units)** electric units, refrigerated or evaporative units, packaged systems, heat pumps; geothermal system and water source heat pump system "Component Parts" located within the "Interior" of the residence; glycol systems, water source and geothermal heat pump systems are covered up to \$1,500 aggregate; **thermostats, ductwork** from cooling unit to point of attachment at registers or grills. For covered air conditioning and heat pump failures, when repair is not possible and like SEER (Seasonal Energy Efficiency Ratio) or HSPF (Heating Seasonal Performance Factor) equipment is not readily available, HSA will replace with 13 SEER or 7.7 HSPF equipment. HSA will also install a TX valve or will replace the evaporator coil/air handler and line set if necessary, to be compatible with the replaced equipment. Modifications, including but not limited to, a replacement pad for the condensing unit, relocation of existing equipment to accommodate larger sized equipment, ductwork fabrication or plenum work that is necessary to install the new coil in the existing space, will be the responsibility of the homeowner; if the 7 Star Upgrade is purchased, HSA will pay modification charges as outlined in Section E. 7 Star Upgrade. **NOT COVERED:** gas units, systems with compressors larger than five tons; outside/underground piping, well pump and "Component Parts" for geothermal and/or water source heat pumps; heat or energy recovery units; non-ducted air conditioners, condensate line cleaning, crane charges, filters, registers, grills, insulation, improperly sized ductwork.

## BUYER ONLY COVERAGE

**✓ 7. ROOF LEAKS - COVERED:** we will pay up to \$750 aggregate to repair roof leaks only; includes shingles (cedar or asphalt), built up roofing, slate and tile. DEFINITION: the exterior surface that constitutes the top of the residence, excluding any skylights. **NOT COVERED:** condominium, mobile home, or township roofs; leaking of an existing roof that has not been properly installed or attached; damage done by ice, mud, snow or wind and any acts of God; secondary damage from any type of leak or re-roofing of the residence; chimneys, gutters or downspouts, skylight or skylight flashing repairs for leaks or any other damage.

**✓ 8. REKEY - COVERED:** Rekey up to 6 keyholes, including delivery of a total of 4 identical keys, on previously installed and properly functioning non-electronic door knobs and/or deadbolts for the hinged doors accessing the structural walls of your covered residential property. You are responsible for payment of your trade service call fee and the cost of any additional services provided.

A separate trade service call fee applies for each unit of any covered multi-unit property. **NOT COVERED: REPLACEMENT OF DEADBOLTS, KNOBS OR ASSOCIATED HARDWARE - GARAGE DOOR OPENERS - BROKEN OR DAMAGED LOCKS - PADLOCKS - SKELETON LOCKS AND KEYS - WINDOW, FILE CABINET, SAFE, DESK OR MAILBOX LOCKS - ANY OTHER SERVICES PROVIDED BY LOCKSMITH.**

## OPTIONAL BUYER COVERAGE (Additional fee required.)

Optional coverage may be purchased up to 30 days after the effective date of buyer coverage; however, coverage shall commence upon receipt of payment by HSA and will expire one year after the effective date of the contract.

**✓ 9. PERMANENTLY MOUNTED ELECTRONIC AIR CLEANER - COVERED:** transformer, power pack, switches, wires and elements. **NOT COVERED:** free standing units, mesh filters, back flush mechanisms and self-cleaning units.

**✓ 10. WATER WELL PUMP - COVERED:** "Operational Failures" occurring more than thirty (30) days after the inception date of buyer/buyer direct coverage are covered up to \$1,500 aggregate including access, diagnosis, repair and/or replacement; must be primary water source to residence. **NOT COVERED:** digging new or deeper wells; on/cp/shared wells, irrigation/sprinkler lines, windmills, curing water quality, failures from lack of water, drop pipe, tank, electrical supply line, exterior piping or any part of the well that is not the pump; cistern and all "component parts."

**✓ 11. SEPTIC SYSTEM - COVERED:** "Operational Failures" occurring more than thirty (30) days after the inception date of buyer/buyer direct coverage; includes ejector/lift pump; failures to the septic system electrical wiring, lines, tank, and drop (refuse) well are limited to \$300 per occurrence including access, diagnosis, repair and/or replacement. **NOT COVERED:** drain fields, leach beds, aerator/aerator systems and electrical supply lines; cess pools, cess pool cave-ins; upgrading system such as to city or municipal sewage system; septic tank pumping.

**✓ 12. WATER SOFTENER - COVERED:** all "Component Parts", except for those excluded below, including electrical wiring. **NOT COVERED:** rental or leased equipment; repair or replacement of water softener necessitated by mineral beds or deposits; cleaning.

**✓ 13. CLOTHES WASHER AND DRYER - COVERED:** all "Component Parts", except for those excluded below, including control timers. **NOT COVERED:** any failures to the door other than appliance controls located within the door; clocks, knobs, handles, dials, springs, hinges, tubs, liners, baskets, shelves, drains, glass breakage, racks, rollers, light bulbs, buckets.

**✓ 14. HOME FREEZER - COVERED:** all "Component Parts", except for those excluded below, including compressor, fan motor, thermostat and wiring. **NOT COVERED:** walk-in freezers, drain, condensate line cleaning, clocks, knobs, dials, springs, hinges, liners, any failures to the door other than appliance controls located within the door; glass breakage, baskets, racks, rollers, handles, shelves and light bulbs.

**✓ 15. HOT TUB - COVERED:** must have jets, impellers, valves, be able to fill with water to qualify for coverage; includes filter, heater, pump, motor, gaskets, relays, jets, impellers, valves if stand-alone hot tub (limited to \$1,000 per occurrence of "Operational Failure" when hot tub shares mechanics with swimming pool). Note: If pool/hot tub combination option is selected the two systems must share mechanical equipment. **NOT COVERED:** cleaning or sanitation equipment, skimmer equipment or secondary or booster type pumps used for cleaning pools; timers, lights, main body, liners, structural defects, covers, filter grids, concrete-encased or underground plumbing, electrical or fuel lines; geothermal, solar or solar-assisted water heaters and their respective plumbing and equipment; wood encased or otherwise inaccessible parts; any unit with an independent boiler system; salt regenerator.

**✓ 16. SWIMMING POOL - COVERED:** we will pay up to \$1,000 per occurrence of "Operational Failure"; includes heaters which do not have a compressor as a component; filter, pump, motor, gaskets, relays, impellers, back flush valve and above ground plumbing lines leading to and from the swimming pool; must be for a single family, commercially built and properly installed. **NOT COVERED:** cleaning or sanitation equipment, skimmer equipment or secondary or booster type pumps used for cleaning pools; timers, lights, main body, liners, structural defects, covers, filter grids, concrete-encased or underground plumbing, electrical or fuel lines; geothermal, solar or solar-assisted water heaters and their respective plumbing and equipment; wood encased or otherwise inaccessible parts; any unit with an independent boiler system; salt regenerator.

**✓ 17. SEVEN STAR UPGRADE - Crane:** we will cover up to \$300 aggregate for fees associated with the use of cranes or other lifting equipment required to remove or install roof heating or air conditioning units. **Central Heat: adds** - registers, grills, filters and heat lamps. HSA will only pay for any required replacement of disposable media filters if discovered during a service call initiated due to a mechanical failure related to a covered central heat or central air unit. HSA does not provide coverage for service initiated specifically for normal maintenance. **Central Air: adds** - refrigerant recovery and non-ducted air conditioners. **Plumbing: adds -faucet and shower head assemblies** and their respective "Component Parts" including valve for shower/tub diverter, trip levers, tub stopper assembly and sink pop-up assembly; faucets and shower heads will be replaced with chrome builder's standard as necessary; **toilets** replaced with like quality up to \$600 per occurrence of "Operational Failure; accessing plumbing located in concrete, coverage will be limited to \$1000 aggregate. **Electrical: adds - smoke alarms; garage door opener hinges, springs, keypads, remote transmitters. Appliances: adds - refrigerator** refrigerant recovery; ice maker and ice/beverage dispenser; **trash compactor** lock and key assemblies, bucket; **dishwasher** racks, tubs, liners, baskets and rollers; built-in **microwave** interior lining, door glass, clock and shelves; **oven/range** interior lining, clocks, rotisseries, racks, handles, knobs and dials; **clothes washer and dryer** (if option purchased); tubs, liners, baskets. **Code violations:** when the correction of code violation(s) is required to affect a covered repair or replacement of a heating, plumbing, water heater or electrical "Component Part", HSA will pay up to \$250 aggregate to correct the code violation(s). If there is only a code violation and no related covered repair or replacement, HSA will not pay simply to remove the violation. **Modification charges:**



# Even the best homes come with surprises. Be prepared for unexpected costs.

ONE-YEAR BASIC PLAN (SFH) \$100 Trade Call Fee	BUYER \$560	BUYER/ SELLER \$560	BUYER 7-STAR UPGRADE \$149
Central heat, central air/heat pump and thermostat	✓	Add Seller HVAC Option \$50	Central air: refrigerant recovery and non-ducted window or wall air conditioner
Ductwork and attached humidifier	✓		Central heat and air: registers, grills, filters, and heat lamps
Toilet tank and bowl (builder's standard); wax ring seals	✓	✓	Mismatched heating and air conditioning systems
Plumbing parts	✓	✓	Crane charges for rooftop air conditioning or heating equipment
Polybutylene leaks	✓	✓	\$500 toward modifications on central heat, air or water heater
Water, gas, drain, and waste lines	✓	✓	\$250 toward code violations
Routing of drain line stoppages	✓	✓	Permits up to \$250 per occurrence
Water heater, instant hot water dispenser, and sump pump	✓	✓	Improper installations/modifications
Failures due to water heater sediment	✓	✓	Removal and disposal of replaced equipment
Whirlpool bathtub	✓	✓	Garage door opener: hinges, springs, keypad, and remote transmitter
Electrical system	✓	✓	Refrigerator: refrigerant recovery and ice maker/beverage dispenser
Attic fans, exhaust fans, and ceiling fans	✓	✓	Faucets and showerheads (replaced with chrome builder's standard)
Garage door opener	✓	✓	Trash compactor lock/key assembly and bucket
Lighting fixtures, central vacuum, doorbell, burglar, and fire alarm	✓	✓	Dishwasher racks, baskets, and rollers
Refrigerator	✓	✓	Built-in microwave interior lining, door glass, clock and shelves
Trash compactor	✓	✓	Oven/range interior lining, clocks, rotisseries, racks, handles, knobs, and dials
Dishwasher	✓	✓	Toilets replaced with like quality
Garbage disposal	✓	✓	Smoke alarms
Oven, stovetop/range	✓	✓	
Built-in microwave oven	✓	✓	
Covered item failures due to lack of maintenance	✓	✓	
Covered item failures due to rust and corrosion	✓	✓	
Rekey (up to 6 keyholes and 4 identical keys)	✓	✓	
Roof leaks*	✓	✓	

SELLER HVAC OPTION \$50	
Central heat, central air/heat pump and thermostat, ductwork, and attached humidifier	✓

See the plan contract at [onlinehsa.com](http://onlinehsa.com), or read the sample contract included in this brochure for coverage details, including service fees, limitations and exclusions. Charges for non-covered items may apply.  
\*Not available for condos/townhomes/mobile homes.

**Coverage Terms**  
**Buyer Coverage:** Effective the date of closing and continues for 12 months. Renewable annually.  
**Seller Coverage:** Effective the date of application and continues for up to 6 months. Seller coverage may be extended at the sole discretion of HSA.

# Coverage Options

## 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 to create a plan that perfectly fits your home.

### Optional Coverage

- > **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:

- + Pre-season HVAC tune-ups<sup>†</sup>
- + Smart home tech installation and setup services<sup>‡</sup>
- + New appliance and air filter discounts



**Smart home tech installation and setup services**



**Pre-season HVAC tune ups**



**Seller HVAC Option**



**Electronics Protection Plan**



**Pool Coverage**



**Discounts on new appliances**

BUYER OPTIONS	
Electronics Protection Plan	\$216
Water well pump/septic system	\$100
Water softener	\$40
Electronic air cleaner	\$40
Clothes washer/dryer	\$70
Home freezer	\$40
Hot tub	\$125
Swimming pool	\$150
Pool/hot tub combination (must share common mechanicals)	\$175

Repair or replacement is subject to contract limitations and exclusions. See plan for details.

\***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. For buyer use only.

\*\***Pool coverage:** Pool coverage is available for buyers only.

†**Pre-season HVAC tune-ups:** Tune-ups are provided by a third party and available seasonally (spring: A/C; fall: heating) for \$75 per unit. Please visit <https://www.onlinehsa.com/additional-services/> to learn more.

‡**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.



# Home Warranty Application

### EASY ENROLLMENT OPTIONS

Online: own.onlinehsa.com

Phone: 800.367.1448

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

Mail WITHOUT payment: HSA, 1524 US HWY 30 E • Carroll, IA 51401

HSA Policy Number (for your reference)

## PROPERTY INFORMATION (REQUIRED)

Property Address to be Covered

City State Zip

Listing Expiration Date (if selling)

## REAL ESTATE PROFESSIONAL INFORMATION

COOPERATING REAL ESTATE ASSOCIATE:  BUYER  SELLER

Real Estate Company Information

Main Office Number Agent Mobile Phone Number

Agent Name Agent Email

COOPERATING REAL ESTATE ASSOCIATE:  BUYER  SELLER

Main Office Number Agent Mobile 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.

\*\*Not available on multi-year properties.

†Not available for condos/townhomes/mobile homes.

## SELECT COVERAGE DESIRED: \$100 Trade Call Fee

COVERAGE:  Buyer and Seller Coverage  Buyer Coverage Only  
(Seller Coverage is not available for multi-family dwellings.)

	1 YEAR	2 YEAR	NEW CONSTRUCTION (YEARS 2-4) <small>(Coverage begins one year after closing)</small>
Single family (SFH)	<input type="checkbox"/> \$560	<input type="checkbox"/> \$1,120	<input type="checkbox"/> \$690
Condo/townhome/mobile home	<input type="checkbox"/> \$520	<input type="checkbox"/> \$1,040	<input type="checkbox"/> \$640
Duplex	<input type="checkbox"/> \$810		
Triplex	<input type="checkbox"/> \$1,210		
Fourplex	<input type="checkbox"/> \$1,615		
Call 800.367.1448 for optional coverage pricing.			

## SELLER HVAC OPTION

Central heat, air conditioning/heat pump <small>(Only available when Buyer and Seller Coverage is purchased.)</small>	<input type="checkbox"/> \$50	<input type="checkbox"/> \$50	
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## BUYER OPTIONS

Call 800.367.1448 for condo new construction, buyer condo/townhome mobile homes, duplex, triplex, fourplex and coverage pricing.

	SFH	SFH	SFH NEW CONSTRUCTION
<b>BUYER 7 STAR UPGRADE*</b>	<input type="checkbox"/> \$149	<input type="checkbox"/> \$298	<input type="checkbox"/> \$149
Electronics Protection Plan**	<input type="checkbox"/> \$216		
Water well pump/septic system†	<input type="checkbox"/> \$100	<input type="checkbox"/> \$200	<input type="checkbox"/> \$125
Water softener	<input type="checkbox"/> \$40	<input type="checkbox"/> \$80	<input type="checkbox"/> \$50
Electronic air cleaner	<input type="checkbox"/> \$40	<input type="checkbox"/> \$80	<input type="checkbox"/> \$50
Clothes washer and dryer	<input type="checkbox"/> \$70	<input type="checkbox"/> \$140	<input type="checkbox"/> \$85
Home freezer	<input type="checkbox"/> \$40	<input type="checkbox"/> \$80	<input type="checkbox"/> \$50
Hot tub	<input type="checkbox"/> \$125	<input type="checkbox"/> \$250	<input type="checkbox"/> \$155
Swimming pool†	<input type="checkbox"/> \$150	<input type="checkbox"/> \$300	<input type="checkbox"/> \$185
Pool/hot tub combination <small>(Must share common mechanicals)†</small>	<input type="checkbox"/> \$175	<input type="checkbox"/> \$350	<input type="checkbox"/> \$215

## TOTAL

Subtotal \$ \_\_\_\_\_

**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.

**ACKNOWLEDGEMENT:** By application for this contract, seller and/or buyer represent that, to the best of their knowledge, all Component Parts are in Proper Working Order on the date of application for this coverage. Proper Working Order means that the Component Parts are functioning as intended and expected for its age, and within the safety standards as established by the system manufacturer. Further, seller and/or buyer agree that failure to notify Home Security of America, Inc. ("HSA") prior to repair or replacement of any Component Part may result in a refusal of coverage on that Component Part.

HSA discloses to the purchaser of this home warranty, and the purchaser consents and acknowledges by his/her signature that the real estate brokerage associated with the initiating real estate associate may receive a minimal fee for services rendered in marketing or administering the sale of this home warranty plan.

Coverage Desired:  Seller and Buyer Coverage  Buyer Coverage Only

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

**WAIVER:** Purchase of this home warranty is not mandatory. HSA home warranty is not the only home warranty available. No other services are contingent upon the purchase of a home 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 \_\_\_\_\_