DON'T LET HOME PROTECTION BE AN AFTERTHOUGHT. CHOOSE THE RIGHT HOME WARRANTY FOR YOUR HOME.

An HSA℠ Home Warranty can protect your budget from being derailed by unexpected costs.

OUR COVERAGE INCLUDES:

- Undetectable pre-existing conditions for home buyer
- Lack of maintenance
- Water heater sediment
- Rust and corrosion

A ServiceMaster Company
THE PROTECTION AND CONVENIENCE YOU NEED

A home is one of the largest investments a person will ever make, so it’s important to keep it protected. With an HSA Home Warranty you can do just that. A home warranty is a service contract that will help safeguard 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.

HSA Home Warranty removes the worry and time-consuming task of having to find a service company. When there’s a failure, you 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.

REQUESTING SERVICE IS EASY

Contact Us. If the item is covered in your contract, visit www.onlinehsa.com to place a service request or call our 24/7 customer service toll-free 800-367-1448. You will pay a trade service call fee, per trade.

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

Schedule Service. A local home repair professional will contact you by phone to schedule an appointment time during normal business hours to visit your home and diagnose your covered item.

Relax. The local home repair professional arrives at your home and your covered item is repaired or replaced. If there are any costs incurred not covered under the warranty contract, you would be responsible for these repair costs.
With an HSA Home Warranty, you get valuable coverage on 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.

Some of 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 view the enhanced coverage included in this upgrade in the section below.

### SELLER/BUYER COVERAGE

<table>
<thead>
<tr>
<th>Plan Description</th>
<th>Seller Cost</th>
<th>Buyer Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Plan with $75 trade call fee</td>
<td></td>
<td>$425</td>
</tr>
<tr>
<td>Basic Plan with $100 trade call fee</td>
<td></td>
<td>$405</td>
</tr>
</tbody>
</table>

### SELLER OPTIONAL COVERAGE

<table>
<thead>
<tr>
<th>Plan Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central heat, central air, heat pump and ductwork</td>
<td>$65</td>
</tr>
</tbody>
</table>

### BASIC PLAN

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Seller</th>
<th>Buyer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central heat, central air, heat pump and ductwork</td>
<td>Optional $65</td>
<td>✓</td>
</tr>
<tr>
<td>Water heater and instant hot water dispenser</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Water, gas, drain and waste lines</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Polybutylene leaks</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Drain line routing</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Toilet tank and bowl (builder’s standard); wax ring seals</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Plumbing parts</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Sump pump</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Whirlpool bathtub</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Electrical system</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Attic fans, exhaust fans and ceiling fans</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Garage door opener</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Oven, stove top/range &amp; built-in microwave oven</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Dishwasher, trash compactor and garbage disposal</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Failures due to lack of maintenance</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Water heater sediment</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Failures due to rust and corrosion</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Lighting fixtures, door bell and central vacuum</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Refrigerator (including icemaker/crusher &amp; dispenser)</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

### BUYER 7 STAR UPGRADE

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crane charges for rooftop air conditioning or heating equipment</td>
<td>✓</td>
</tr>
<tr>
<td>Central heat and air: registers, grills, fillers &amp; heat lamps</td>
<td>✓</td>
</tr>
<tr>
<td>Central air: refrigerant recovery and non-ducted window or wall air conditioner</td>
<td>✓</td>
</tr>
<tr>
<td>Water heater expansion tank</td>
<td>✓</td>
</tr>
<tr>
<td>Faucets, shower heads and toilets replaced with like quality</td>
<td>✓</td>
</tr>
<tr>
<td>Burglar, fire and smoke alarms</td>
<td>✓</td>
</tr>
<tr>
<td>Refrigerator: refrigerant recovery</td>
<td>✓</td>
</tr>
<tr>
<td>Trash compactor lock/key assembly &amp; bucket</td>
<td>✓</td>
</tr>
<tr>
<td>Dishwasher racks, baskets &amp; rollers</td>
<td>✓</td>
</tr>
<tr>
<td>Built-in microwave interior lining, door glass, clock and shelves</td>
<td>✓</td>
</tr>
<tr>
<td>Oven/range interior lining, clocks, rotisseries, racks, handles, knobs and dials</td>
<td>✓</td>
</tr>
<tr>
<td>Disposal of replaced equipment</td>
<td>✓</td>
</tr>
<tr>
<td>Permits up to $250 per occurrence</td>
<td>✓</td>
</tr>
<tr>
<td>Improper installation/repair</td>
<td>✓</td>
</tr>
<tr>
<td>Mismatched heating and/or air conditioning system</td>
<td>✓</td>
</tr>
<tr>
<td>$250 toward code violations</td>
<td>✓</td>
</tr>
<tr>
<td>$500 toward modifications on central heat, air or water heater</td>
<td>✓</td>
</tr>
</tbody>
</table>

### OPTIONAL COVERAGE FOR BUYER

<table>
<thead>
<tr>
<th>Service Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water well pump</td>
<td>$85</td>
</tr>
<tr>
<td>Septic system</td>
<td>$50</td>
</tr>
<tr>
<td>Water softener</td>
<td>$35</td>
</tr>
<tr>
<td>Clothes washer and dryer</td>
<td>$80</td>
</tr>
<tr>
<td>Home freezer</td>
<td>$50</td>
</tr>
<tr>
<td>Roof leaks</td>
<td>$35</td>
</tr>
<tr>
<td>Hot tub</td>
<td>$100</td>
</tr>
<tr>
<td>Swimming pool</td>
<td>$150</td>
</tr>
<tr>
<td>Pool/hot tub combination (must share common mechanicals)</td>
<td>$175</td>
</tr>
</tbody>
</table>

### COVERAGE TERMS

Seller coverage: effective the date of application and continues for up to 12 months.

Buyer coverage: effective the date of closing and continues for 12 months. Renewable annually.

*Please reference the Sample Contract portion of this brochure for complete coverage details.*
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, condensing 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.

2. "Component Parts" are items which may be covered subject to limitations and conditions specified in this contract.

3. "Operational Failure" means the failure to perform properly giving rise to the "Operational Failure" unless the necessary repair or replacement is authorized by HSA and made. Repair or replacement shall be performed within forty-eight (48) hours, under normal circumstances, of an approved claim by a service contractor chosen by HSA, unless a service contractor is not available within forty (40) days. Please reference Section F. Limitations of Liability and exclusions listed in each applicable section of this contract.

4. When you select the service contractor, you may be required to pay them directly and seek reimbursement from HSA if the service contractor will not bill us. HSA is not responsible for overtime service unless we determine that a life threatening or property damaging "Operational Failure" exists. Please reference Section G. "Operational Failure -- A list of causes" for applicable trade call fees (within 30 days of receipt of a paid invoice from the service contractor or other proof of payment acceptable to HSA). Claim documentation and any correspondence can be faxed to HSA at 1-877-638-1741 or mailed to 1861 Ludden Drive, Cross Plains, WI 53528.

5. You are required to pay the service contractor directly for the service call fee and any noncovered charges. In the event that no covered "Operational Failure" is discovered, you are required to pay the service contractor directly for all charges incurred, including according to any applicable trade call fees or fees are outstanding. HSA reserves the right to recover any outstanding trade call fee or fees directly from the contract holder.

E. Covered “Component Parts”

Buyer & Seller Coverage

1. "DOMESTIC WATER HEATER" - COVERED: tank, heat elements, thermostat, valves, flue piping, sediment deposits, electrical or gas connections; includes tankless water heater, water heater/heat combinations and any systems and appliances of oil and gas are covered up to $1,500 aggregate. NOT COVERED: solar/solar-assisted water heating units.

2. "INTERIOR" PLUMBING SYSTEM" - COVERED: leaks and breaks of water supply lines, gas lines, drain and waste lines, polybutylene piping; drain line routing with rotary machinery (excludes campus diagnosis and retrofitting to clear the line through an accessible cleanout, p-trap, drain or overflow access points; pressure regulators, wax seal rings; toilet fixture and water tank (replaced with builder's standard as necessary); parts within the toilet tank, in-line flush valve, risers leading into sinks, tubs and toilet; primary pump; sump pump for pumping water only; simple repairs and routine maintenance; whirlpool bathtub and pump motor assembly. NOT COVERED: ejector/lift pumps; hose bibs, faucets, shower heads and their respective valves for the purpose of preventing sewerage from backing up; pop-up assemblies; shower pans; shower enclosures or doors; sinks, tubs, drain/fixer/fixen/drain splitters, sprinkler systems; waste and vent systems; waste pipes; water line breaks or leaks; faucets due to salt, mineral deposits or deposits; caulkng, caulking, 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/pushing 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 appliances; outside outlets attached to the primary residence; indoor electrical wiring and components; direct current (DC) wiring and components and/or low voltage systems including wiring and relays, telephone wiring, garage door: cable, rollers, hinges, springs, keypad, remote transmitters unit and parts of replacement; contractor; smoke alarm, fire alarm, intercom systems; exhaust equipment mounted on roof; e.g.: carbon monoxide.

4. "KITCHEN APPLIANCES" - COVERED: all "Component Parts" including those 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 premim has been received by HSA; includes oven, range, range hood, microwave, dishwasher, garbage disposal, built-in microwave oven, trash compactor. Buyer only: refrigierator including ice maker/crusher and beverage dispensers. NOT COVERED: drain, condensate line cleaning, any failures to the door other than appliance controls located within the door; doors, knobs, handles, dials, springs, hinges, tubs, lines, baskets, shelves, doors, glass breakage, probes, robberies, racks, rolls, light bulbs, lock/key accessories, baskets, telephones, computer screens or computers that are part of appliances that do not affect the primary function of the appliance, stand-alone freezers; wall heater, clothes washer and clothes dryer.

Seller Option (Included with buyer)

NOTE FOR SELLER: additional fee required for option. This option may be ordered at any time during listing coverage; however, seller option is available only for those properties within the state of Wisconsin. The Seller Option is equivalent to a combined $1,500 aggregate maximum during the listing period. Seller central heat/air option must be selected to qualify for coverage.

3. CENTRAL HEAT - COVERED: up to 2 units includes forced air furnace; radiant electric including wiring; heat lines installed in electrical basements; or ceilings; radiant hot water/steam boilers, water heater/ heat combination units are limited to a combined $1,500 aggregate; makes of central heat; includes air handlers, circulating pumps, piping, solar heating units including solar collectors, reflectors and fiberglass; hydro jetting to clear the line through an accessible cleanout, p-trap, drain or overflow access points; hydro-jetting to clear the line (through an accessible cleanout, p-trap, drain or overflow access points; pressure regulators, wax seal rings; toilet fixture and water tank (replaced with builder's standard as necessary); parts within the toilet tank, in-line flush valve, risers leading into sinks, tubs and toilet; primary pump; sump pump for pumping water only; simple repairs and routine maintenance; whirlpool bathtub and pump motor assembly. NOT COVERED: ejector/lift pumps; hose bibs, faucets, shower heads and their respective valves for the purpose of preventing sewerage from backing up; pop-up assemblies; shower pans; shower enclosures or doors; sinks, tubs, drain/fixer/fixen/drain splitters, sprinkler systems; waste and vent systems; waste pipes; water line breaks or leaks; faucets due to salt, mineral deposits or deposits; caulkng, caulking, 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/pushing a toilet to access a drain line stoppage; routing through roof vents is not covered.

4. "KITCHEN APPLIANCES" - COVERED: all "Component Parts" including those 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 oven, range, range hood, microwave, dishwasher, garbage disposal, built-in microwave oven, trash compactor. Buyer only: refrigerator including ice maker/crusher and beverage dispensers. NOT COVERED: drain, condensate line cleaning, any failures to the door other than appliance controls located within the door; doors, knobs, handles, dials, springs, hinges, tubs, lines, baskets, shelves, doors, glass breakage, probes, robberies, racks, rolls, light bulbs, lock/key accessories, baskets, telephones, computer screens or computers that are part of appliances that do not affect the primary function of the appliance, stand-alone freezers; wall heater, clothes washer and clothes dryer.

Buyer Only Coverage

1. ELECTRICAL SYSTEMS - COVERED: includes central vacuum motor and relay switches; we do not cover the optional ice maker/crusher and beverage dispensers. NOT COVERED: drain, condensate line cleaning, any failures to the door other than appliance controls located within the door; doors, knobs, handles, dials, springs, hinges, tubs, lines, baskets, shelves, doors, glass breakage, probes, robberies, racks, rolls, light bulbs, lock/key accessories, baskets, telephones, computer screens or computers that are part of appliances that do not affect the primary function of the appliance.

2. "KITCHEN REFRIGERATOR" - COVERED: all "Component Parts" including ice maker/crusher/beverage dispenser and their respective equipment. HSA will pay up to $3000 aggregate for the life of the contract toward repair/repair/replace of Built-in Professional Series or ultra-premium refrigerators, including, but not limited to Krups brand name: "Component Parts" are limited to the primary kitchen. NOT COVERED: drain, condensate line cleaning, any failures to the door other than appliance controls located within the door; doors, knobs, handles, dials, springs, hinges, tubs, lines, baskets, shelves, doors, glass breakage, probes, robberies, racks, rolls, light bulbs, lock/key accessories, baskets, telephones, computer screens or computers that are part of appliances that do not affect the primary function of the appliance.
Buyer Options (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. WATER WELL PUMP - COVERED: “Operational Failures” occurring more than thirty (30) days from the 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 reside in a building. Water wells, shallow wells or deeper wells, co-op/shared wells, irrigation, sprinkler, weirs, windmills, curing water quality, failures from lack of water, drop pipe, tank, electrical supply line, exterior pumps of any part of the wall that is not the pump; column and all “Component parts.”

10. SEPTIC SYSTEM - COVERED: “Operational Failures” occurring more than thirty (30) days after the inception date of buyer/buyer direct coverage includes septic/electrical pump; failures to the septic tank, ground,的部分, or leach field is limited to $500 with additional coverage including access, diagnosis, repair and/or replacement. NOT COVERED: drain fields, leach beds, aerator/turbine systems and electrical supply lines; cess pools, cess pool cavities; upgrading system such as to city or municipal sewage system; septic tank pumping.

11. WATER SOFTER - COVERED: all “Component Parts” including electrical wiring. NOT COVERED: repair or replacement of water softener necessitated by mineral beds or deposits; cleaning.

12. CLOTHES WASHER AND DRYER - COVERED: all “Component Parts” including control timers. NOT COVERED: any failure to the dryer or appliance other than controls located within the; clock, knobs, dials, lights, springs, hinges, thermostats, belts, shelves, drain, glass breakage, racks, rollers, light bulbs, buckets.

13. HOME FREEZER - COVERED: all “Component Parts” including compressor; fan motor; thermostat and wiring. NOT COVERED: malfunctions; drawers, condensate line cleaning; clocks, knobs, dials, springs, thermostats, shelves, fans, glass breakage, rollers, handles, light bulbs and light.

14. ROOF LEAKS - COVERED: we will pay up to $750 aggregate to repair roof leaks only; including any repairs to the roof, roof slope, roof framing and an additional $1,000 if the Leak is caused by an ice jam on the surface that constitutes the top of the residence, excluding any skylights. NOT COVERED: condensation or roof leaks; roofs; an existing roof that has not been newly installed or attached; damage done by ice, mud, snow or wind and any acts of God; secondary damage from any type of leak or roof leaking; chimneys, gutters or downspouts; skylight or skydome flashing repair or leak; or any other roof leak.

15. HOT TUB - COVERED: must have jets, impellers, valves, be able to fit water with quality to cover; includes filter, heater, pump, motor, gaskets, jets, impellers, valves, if drainable. NOT COVERED: hot tubs that have a maximum weight of $500 per pound is excluded by HSA. 16. OUTDOOR FURNITURE: NOT COVERED: “Operational Failures” of the furniture, including but not limited to, Sub-Zero, Viking or Jenn-Air (individual trademarks are owned by the brand name company). HSA will pay to $3,000 aggregate for the life of the covered system or appliance. HSA is not responsible for these charges. If the 7 Star Upgrade package is purchased for/buyer the remote transmitter for the garage door opener will be covered for the buyer only. Electronic, computerized or energy management systems or devices, or lighting and appliance management systems are not covered. Home computers, computer systems, leased or rental equipment and/or components. Not covered: air conditioners. NOT COVERED: any failures to the door other than appliance controls located on the door; glass breakage, back, rollers, handles and light bulbs.

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, 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 equipment, skimmer equipment or secondary or booster type pumps used for cleaning pools; lights, motors, main bodies, linear, structural defects, covers, filter grids, concrete-encased or underground plumbing, electrical or fuel lines; geothermal, solar or solar-assisted water heaters and their respective piping; or any other inaccessible parts; any unit with an independent boiler system; “habitat spa” or similar type.

Buyer 7 Star Upgrade

Cranef - we will cover up to $300 aggregate for fees associated with the use of cranes or other lifting equipment required to remove or install rooftop heating or air conditioning units. Central Heat: adds - registers, grills, filters, furnace and components. HSA will only pay for replacement of disposal of any filter if discovered during a service call initiated due to a mechanical failure related to a covered central heat or central air unit. HSA is not responsible for normal failures for normal filter replacement as part of normal maintenance. Central Air: adds - refrigerant recovery and non-air conditioned air conditioners. HSA will pay for code violations. If the 7 Star Upgrade is purchased for/by the buyer and the correction of code violation(s) is required to affect a covered repair or replacement of a heating, plumbing 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: if HSA has authorized the replacement of a water heater, central heat or central air system and installation, material work or labor, we will not pay for any condensing unit are necessary to complete the covered replacement, HSA will pay $500 aggregate toward modification charges. Permits: if HSA will pay the cost for obtaining permits for HSA approved repairs and replacements up to $525 per occurrence. Removal and disposal of replacement equipment: when HSA replaces a covered system we will also pay the cost to dispose of the defective equipment. Mismatched heating and cooling systems: if HSA replaces a system that is mismatched or mechanical failure due to the size or efficiency, if the defect or mechanical failure would have otherwise been covered. If the mismatched system is a cool or heating or cooling system, HSA will pay for installation of replacement equipment and/or components. Not Covered: HSA will cover a defect or mechanical failure of a system that was not properly installed, modified and/or replaced. NOT COVERED: any failure to a component or system other than a covered component or system. The cost of any removed or replaced systems or appliances classified by the manufacturer as commercial. HSA will pay up to $3000 aggregate for the life of the covered system or appliance.

F. Limitations of Liability

Coverage does not apply in these instances:

1. Detectable pre-existing defects or deficiencies, when the “Component Parts” were not in “Proper Working Order” on the inception date of coverage, are not covered by HSA. 2. Abuse, misuse, fire, lightning, freezing, ice, storms, wind, smoke, odor, moisture, air conditioning, electrical surges, water, water, water entering a building, baking/watering or settling or any other restless or aerosol, mineral beds or deposits, nor will it pay costs related to refrigerant recapture, evacuation or disposal of refrigerants or contaminants. If the 7 Star Upgrade is purchased for/buy the buyer HSA will pay costs associated with refrigerant recovery. 4. Modification charges or costs for metal fabrication, plumbed work, or electrical changes necessary to satisfy the installation requirements of a new replacement system or appliance. If the 7 Star Upgrade is purchased for/buy the buyer HSA will pay up to $500 aggregate towards modification charges associated with an approved heating, air conditioning or water heater repair or replacement as outlined in Section E. Buyer 7 Star upgrade package is a covered access to a covered system other than air conditioning or heating systems or any other system or plumbing or ductwork systems, HSA will pay to provide access to plumbing and ductwork systems through unobstructed walls, ceilings or floors only, and will return it to the building owner to a functioning state as a rough finish completion. Any return of furnishings, furniture, windows, walls, doors, etc., not limited to, built-in, to cabinets, and shall be in a working or full operation with a sink, shower or other bathroom feature. Any plumbering or electrical repairs. (1) Any plumbing or electrical repairs. (2) Any brick is limited to $500 aggregate for total repair cost including access, diagnosis, repair and/or replacement; even if the primary failure is not located within the concrete, stone, rock or brick. If the 7 Star Upgrade is purchased for the buyer HSA will pay up to $500 aggregate for re-roofing of the residence; chimneys, gutters or downspouts, skylight or skylight flashing repair or leak; or any other roof leak.

G. Building Codes

HSA is not responsible for any upgrades, work or costs required to comply with any federal, state or local laws, regulations or ordinances or utility regulations, or to meet current building or zoning code requirements, or to correct for existing code violations. The 7 Star Upgrade package is purchased for/by the buyer HSA will pay up to $500 aggregate to correct the code violation(s) required to affect a covered repair or replacement of a heating, plumbing or electrical “Component Part”. HSA will pay up to $250 aggregate to correct the code violation(s). HSA will not pay simply to remove the violation. If the contract provides coverage for the seller’s property, the seller may be entirely responsible and/or required to pay for any additional fees, costs, damages or other charges. 16. Repair of code violations. If the 7 Star Upgrade is purchased for/by the buyer, the remote transmitter for the garage door opener will be covered for the buyer only. Electronic, computerized or energy management systems or devices, or lighting and appliance management systems are not covered. Home computers, computer systems, leased or rental equipment and/or components. If the 7 Star Upgrade is purchased for/by the buyer HSA will pay the cost to dispose of defective equipment on HSA approved aggregate for the life of the covered system or appliance.

H. Cancellation, Transfer, Renewal

The warranty is non-cancellable by either party except for the following. A. the contract fees are paid. B. Fraud or misrepresentation of facts material to the issuance of this contract. C. If the contract provides coverage for the seller’s property, the seller may be entirely responsible and/or required to pay for any additional fees, costs, damages or other charges. D. The contract may be cancelled by the assignee or assignor. E. The contract may be renewed by the assignee or assignor. F. Either party may cancel the contract by submitting a written notice of cancellation to the other party and making payment of the full contract price. G. The contract may be renewed by the assignee or assignor. H. The contract may be renewed by the assignee or assignor. I. Agency

Neither the real estate broker nor the broker’s sales representative is an agent of HSA. Coverage is strictly determined by the warranty contract and not the representations of the real estate professionals.

J. HSA’s Rights of Recovery

In the event of any payment under this contract, HSA shall be subrogated to all of contract holder’s rights of recovery against any person or organization. You shall not do anything to affect such rights. The company shall be bound to pay to HSA if you have impaired any right of recovery for loss.

K. State Disclosures

Terms of this contract that are in conflict with the statutes of the states in which this contract is issued are amended to such statutes. A. Reference to “State of California Residents” is not a warranty of coverage. HSA fail to pay any claim or issue a refund within sixty (60) days after a proof of loss has been filed, then the contract holder is entitled to a refund of the full premium. Under the above agreement by HSA is a guarantee of Fidelity and Deposit Company of Maryland, 5000 American Lakes, Tower 1, 9th Floor, Schaumburg, IL 60196-1056: Cancellation: A. If HSA cancels this agreement it will be in writing and will conform to the requirement of Section 33-24-44 of the General Code of Illinois. B. The contract holder is responsible for any and all fees related to the withdrawal; will be paid to the consumer according to the terms of the agreement with HSA and in the event of such cancellation HSA will refund to the contract holder the excess of paid premium over the unearned premium under the most current current contract for Tennessee residents. This contract is automatically extended while the product is being repaired.
MANAGING YOUR HOME WARRANTY ONLINE

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

MOBILE-FRIENDLY ACCESS
Control your own account from anywhere, including payments and service request updates.

SIMPLE AGREEMENT RENEWALS
Maintain your home warranty without going to the post office.

24/7 COVERAGE CHECKLIST
See what’s covered and download your agreement anytime.

MY ACCOUNT

Accessing your HSA Home Warranty Account is just a convenient click away. Register at myhomewarranty.com for:
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.

- **The comfort of being protected.** There can be many expenses to cover when moving into a new home. Take comfort in knowing that repairs to a covered system or appliance won’t be one of them.

- **Reliable service, 24/7.** You don’t have to worry about calling different vendors for estimates and repairs. Just contact us. We’ll arrange for a diagnosis, choosing from our list of qualified home repair professionals.

- **Valuable protection year after year.** The good news is that an HSA Home Warranty protects you from the unexpected. The great news is that the warranty is renewable with a monthly payment plan option.

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 breakdowns and repairs.

- **Coverage while your home is on the market.** This means if something goes wrong, you can continue to concentrate your efforts on selling your home instead of worrying about repairs.

- **A powerful marketing tool.** Offering a home warranty in the contract is an excellent way to entice buyers and it sets your home apart from the competition.
**APPLICATION**

**EASY ENROLLMENT OPTIONS**

**Online:** www.onlinehsa.com  
**Phone:** 1-800-367-1448 • **Fax:** 1-800-329-2478

**Mail WITH payment:** HSA, P.O. Box 2803 • Memphis, TN 38101  
**Mail WITHOUT payment:** HSA, P.O. Box 849 • Carroll, IA 51401

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### 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**

### SELECT COVERAGE DESIRED

<table>
<thead>
<tr>
<th>Coverage Desired</th>
<th>Seller/Buyer Coverage $75 Trade Call Fee</th>
<th>Seller/Buyer Coverage $100 Trade Call Fee</th>
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<tr>
<td>Fourplex</td>
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</tbody>
</table>

### OPTIONAL SELLER COVERAGE

- **Central heat, air conditioning/heat pump**
  - **$65**

### NEW CONSTRUCTION (Coverage begins one year after closing)

- **Year 2**
  - **$425**
  - **N/A**
- **Year 2 through 4**
  - **$535**
  - **N/A**

**New Construction: Call for optional coverage pricing 1-800-367-1448**

### OPTIONAL BUYER COVERAGE

- **Water softener**
  - **$35**
- **Clothes washer and dryer**
  - **$80**
- **Home freezer**
  - **$50**
- **Roof leaks**
  - **$35**
- **Water well pump**
  - **$85**
- **Septic system**
  - **$50**
- **Hot tub**
  - **$100**
- **Swimming pool**
  - **$150**
- **Pool/hot tub combination (must share common mechanicals)**
  - **$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.

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**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 canceled. 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 ________________

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* 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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