

Kansas



HOME  
PROTECTION PLAN



# BETTER HOMES AND GARDENS REAL ESTATE HOME PROTECTION PLAN<sup>SM</sup>



SINGLE  
FAMILY HOMES



TWO-YEAR  
PROTECTION PLAN



DUPLEX, TRIPLEX AND  
FOURPLEX



CONDOS  
AND TOWNHOMES



MOBILE  
HOMES



NEW  
CONSTRUCTION

A *ServiceMASTER*  
COMPANY

# About American Home Shield®

## What is a Home Protection Plan?

It's a one-year service agreement that covers the repair or replacement of many major home system components and appliances that typically break down over time due to normal wear and tear.

Whether you are buying or selling a house, moving can be hectic. A home protection plan specifically designed for residential real estate transactions can give you one less thing to worry about – and help keep your home protected from the expense of unexpected covered repairs during the moving process.

## What's the difference between a Home Protection Plan and Home Insurance?



### Home Protection Plan

A home protection plan helps protect homeowners against breakdowns. It will help protect a homeowner's budget against the costs of unexpected covered breakdowns or repairs on items in the home such as:

- Major home systems such as furnace, central air unit, electric, plumbing, and water heater
- Two of our three buyer plans include coverage on common household appliances such as refrigerator, washer, dryer, dishwasher, and oven
- Options for the buyer to add coverage on items such as pool, spa, and guest unit



### Home Insurance

Homeowners sensibly protect their homes with homeowners insurance. In the event a catastrophe happens, the homeowners insurance will kick in to provide coverage for the structure and personal belongings inside the home.

**NOTE:** Home insurance policies may vary; please refer to your insurance agent for details on your home's policy.

## Why should you choose Better Homes and Gardens Real Estate Home Protection Plan<sup>SM</sup>?



With a Better Homes and Gardens Real Estate Home Protection Plan, issued by American Home Shield, you have access to over 40 years of industry leading expertise. Our commitment to customer service is our top priority. You can expect the best, every time.

### With AHS®, you can rely on:

- Award-winning service
- Our nationwide network of over 11,000 professional home service contractors who have the know-how to get the job done right.
- The convenience of 24/7/365 service requests with 99% of such requests dispatched to local contractors within 24 hours.
- Valuable discounts from other ServiceMaster brands: Terminix®, AmeriSpec®, Merry Maids®, Furniture Medic® and ServiceMaster Clean®.
- Access to a library of custom content, tips, advice and more to help manage your home.
- Substantial discounts on air filters, and for AHS agreement holders, a special discount program for brand-name appliances.

# Why do I need a Home Protection Plan?

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## Benefits to Home Buyers

The question isn't whether or not a breakdown will happen; it's when. Do you have a plan in place for when they do? Our real estate packages protect your house, so you can focus on making it your home.

- Gain confidence and comfort knowing your hard-earned investment is covered by an industry leader.
- Reduce stress from potential, undetectable pre-existing conditions (like failures due to lack of maintenance and mismatched systems) – they're covered!
- Confidence in our nationwide network of professional home repair experts who we pre-screen and monitor for your safety and convenience.

## Benefits to Home Sellers

When it comes to selling your home, offering a home protection plan in the contract is an excellent way to entice buyers. It shows good faith and offers an assurance to buyers that the home is covered by a home protection plan for the first year of ownership.

- Gain confidence and comfort knowing your budget is protected while your home is on the market.\*
- May help sell your home faster, for more money and with fewer worries covered.
- Help mitigate unexpected covered issues from the home inspection to help keep the sale of your home on track.

# What does Real Estate Edition mean?

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## Buy Now for Special Product Pricing\*\*

The Real Estate Edition product and pricing is only available while you are involved in a real estate transaction. Pricing and packages will change thirty days after closing if not purchased during the real estate transaction.



## Flexibility to Upgrade

Need to upgrade or add options? No problem. Home buyers have 60 days from closing to upgrade or change their coverage options.



## Seller Coverage Option\*

Regardless of the package selected, qualified home sellers can add the Seller Coverage Option for up to 6 months (term renewable upon request and AHS discretion) while their home is on the market. This option will help protect home sellers with the same covered items as the **ShieldEssential<sup>SM</sup>** package, and best of all, no money is due until the home closes.

\* Subject to a \$2,000 cap for all trades during listing period.

\*\* Real estate edition product and pricing is available up to 30 days from the close of sale.

# How does it work?

With American Home Shield, it's easy to get service for your covered home system components and appliances. Just follow these easy steps below when a covered breakdown occurs:



## 1. CONTACT US

Check your Agreement to verify the item is covered by your home protection plan. If it is, visit [ahs.com](https://www.ahs.com) to place a service request or call our 24/7 customer service line toll-free at 866.348.8041.



## 2. CONTRACTOR ASSIGNED

American Home Shield will assign a service contractor to handle your covered request. If we have your email address, we will send you a confirmation verifying the request has been received by the service contractor.



## 3. SCHEDULE SERVICE

A service contractor will contact you by phone to schedule an appointment time during normal business hours to visit your home and diagnose your covered item.



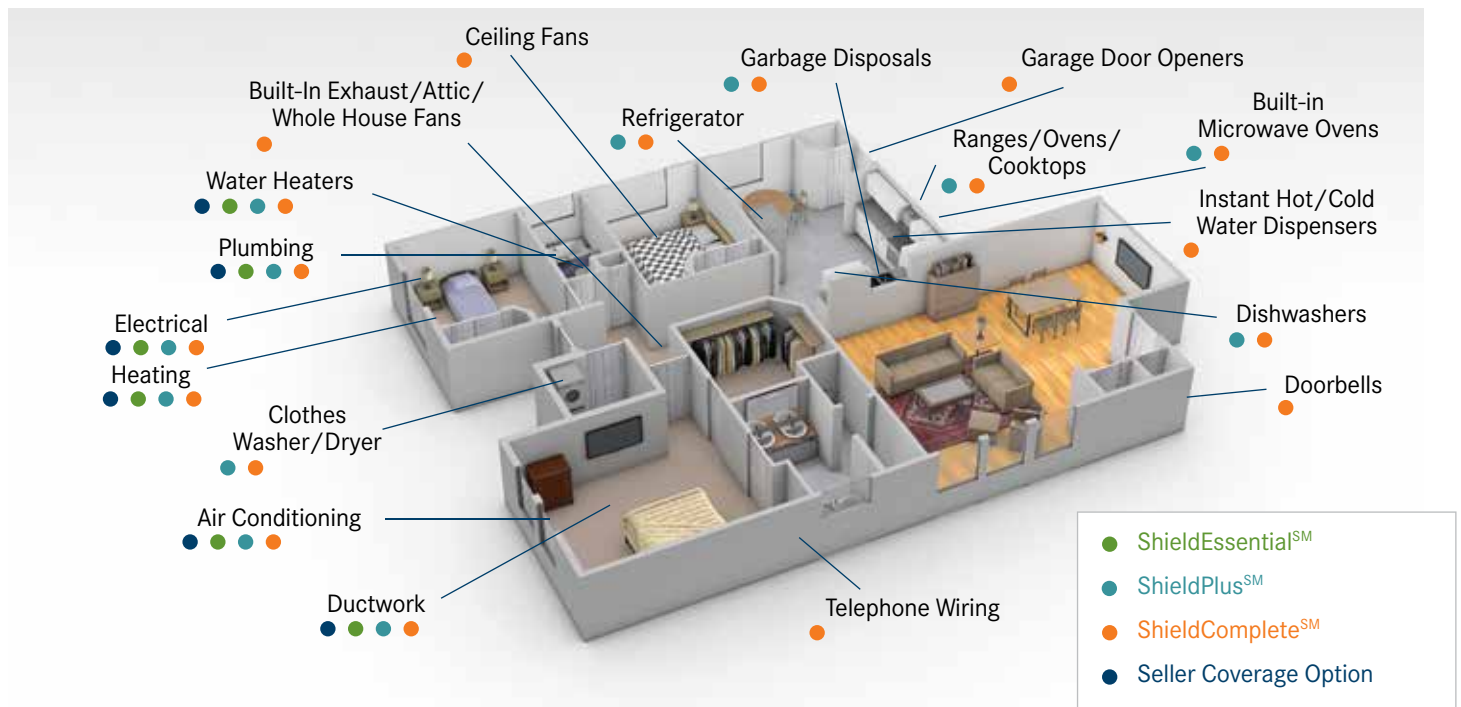
## 4. RELAX

When the service contractor arrives at your home, you pay a Trade Service Call Fee. This is a fee paid per service trade (plumber, electrician, etc.), and is typically less than their standard service rates.

*There may be additional costs associated with your repair or replacement.*

# What is covered?

There are several Better Homes and Gardens Real Estate Home Protection Plan packages available during the real estate transaction, making it easy for you to get exactly the coverage you need, at a price you can afford.



# Home Protection Plan packages for your buyers

## ShieldEssential

Covers the most critical home systems that are the most expensive to repair and replace (heating, air conditioning, plumbing and more).

## ShieldPlus

Covers items included in the [ShieldEssential](#) Package plus many common, major household appliances.

## ShieldComplete

Offers the most comprehensive coverage, including the items in [ShieldEssential](#) and [ShieldPlus](#) combined, and some additional home items (like garage door openers and doorbells).

### All three packages offer the same high level of coverage across the board,

meaning that even our lowest priced package offers our high level of coverage. Many other home warranty companies only offer their best condition coverage with higher-priced packages. Included in all packages:

- Refrigerant recapture, reclaim & disposal
- Removal of defective equipment
- Permits (\$250 per agreement term) when required during a covered repair or replacement
- Code violations (\$250 per agreement term) when required during a covered repair or replacement
- Failure due to:
  - Lack of maintenance
  - Rust & corrosion
  - Sediment
  - Mismatched systems
  - Undetectable pre-existing conditions
  - Improper installations, repairs or modifications

## Optional Coverage

Optional coverage may be added to any buyer package to include:

- Additional refrigerator units (up to 4, including wine refrigerators up to 6 cubic feet)
- Well pump and septic system
- Pool/spa equipment
- Saltwater pool equipment
- Guest Unit (under 750 sq. ft.)

## Seller Coverage Option

Selling your home and would like coverage while it is on the market?

Add the Seller Coverage Option, in addition to the package you have chosen to offer the buyer, and you will get valuable budget protection for many of your most critical home systems while your home is on the market.

**NOTE:** Subject to a \$2,000 cap for all trades during listing period. Seller Coverage Option renewable upon review after 6-month period, up to 18 months.

**NOTE:** An AHS Home Warranty covers repair or replacement of many systems and appliances, but not necessarily the entire system or appliance. Refer to Agreement for details.

# Protect your biggest investment with industry-leading coverage.

Don't worry; this isn't what you'll need to pay when something breaks if you have a protection plan. This just simply shows the average U.S. replacement and repair cost for some of the most common items found in your home. When you compare the potential costs of replacing or repairing major systems and appliances, the difference is clear.

## Average U.S. Cost WITHOUT a Home Protection Plan

ITEM	REPAIR	REPLACE
Heating System	\$346	\$4,051
Cooling System	\$307	\$3,631
Built-in Microwave	\$225	\$319
Clothes Dryer	\$120	\$496
Clothes Washer	\$218	\$524
Dishwasher	\$128	\$529
Oven/Range/Cooktop	\$137	\$806
Refrigerator	\$355	\$1,201
Water Heater	\$125	\$672

ITEM	REPAIR	REPLACE
Toilet	\$54	\$235
Well Pump	\$228	\$2,946
Leaky Faucet/Pipe	\$115	\$224
Circuit Breaker	\$142	\$187
Main Panel	\$188	\$1,244
Ceiling Fans	\$41	\$144
Attic Fan	\$62	\$240
Pool Pump	\$272	\$568
Circuit Board	\$278	\$1,034

*Repair/Replacement cost are average U.S. cost as reported in the survey A Study of Homeowners' Appliance and Home System Service Experiences, Decision Analyst (2015) and reprinted with their written permission. Further reproduction or use is expressly prohibited.*

## My Account

Accessing your American Home Shield Account is just a convenient click away.

Register at [ahs.com/my-account](https://ahs.com/my-account) for:

### MOBILE-FRIENDLY ACCESS

Control your account from anywhere.



### QUICK SERVICE REQUESTS

Spend less time on the phone so you will have more time to enjoy your home.



### SIMPLE AGREEMENT RENEWALS

Maintain your home protection plan without going to the post office.



### 24/7 COVERAGE CHECKLIST

See what's covered and download your agreement anytime.



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# PACKAGES AT A GLANCE

Industry-Leading Service, Coverage and Quality



HOME PROTECTION PLAN



	Available Buyer Packages			
	Seller Coverage Option*	ShieldEssential	ShieldPlus	ShieldComplete
<b>SYSTEMS</b>				
Air Conditioning (Including geothermal systems)	●	●	●	●
Heating (Including geothermal systems)	●	●	●	●
Ductwork	●	●	●	●
Plumbing (Including stoppages; sump pumps; plumbing sewage ejector pumps)	●	●	●	●
Electrical	●	●	●	●
Water Heaters	●	●	●	●
<b>APPLIANCES</b>				
Washer			●	●
Dryer			●	●
Refrigerator w/Ice Maker and Dispenser (Kitchen refrigerator only)			●	●
Built-in Microwave Ovens			●	●
Dishwashers			●	●
Garbage Disposals			●	●
Ranges/Ovens/Cooktops			●	●
<b>ADDITIONAL HOME ITEMS</b>				
Ceiling Fans				●
Telephone Wiring				●
Doorbells				●
Garage Door Openers				●
Instant Hot/Cold Water Dispensers				●
Built-In Exhaust/Attic/Whole House Fans				●
<b>SAME HIGH LEVEL OF COVERAGE ACROSS ALL PACKAGES</b>				
<b>FAILURE DUE TO:</b>				
Lack of Maintenance	●	●	●	●
Rust & Corrosion	●	●	●	●
Sediment	●	●	●	●
Mismatched Systems	●	●	●	●
Undetectable Pre-existing Conditions	●	●	●	●
Improper Installations, Repairs or Modifications	●	●	●	●
Refrigerant Recapture, Reclaim & Disposal	●	●	●	●
Removal of Defective Equipment	●	●	●	●
Permits (\$250 per Agreement Term When Required During a Covered Repair or Replacement)	●	●	●	●
Code Violations (\$250 per Agreement Term When Required During a Covered Repair or Replacement)	●	●	●	●
<b>OPTIONAL COVERAGE FOR BUYERS (AVAILABLE FOR AN ADDITIONAL COST)</b>				
Additional Refrigerators (up to 4, including wine refrigerators up to 6 cubic feet)			Available	Available
Well Pump and Septic System Pumping & Septic Sewage Ejector Pump		Available	Available	Available
Swimming Pool or Spa Equipment		Available	Available	Available
Swimming Pool/Spa Equipment (shared equipment)		Available	Available	Available
Saltwater Pool Equipment		Available	Available	Available
Guest Unit (under 750 sq. ft.)	Available	Available	Available	Available

\*Subject to a \$2,000 cap for all trades during listing period. Coverage renewable at AHS's option each 6 month period, up to 18 months

## Trade Service Call Fee

There is a Trade Service Call Fee per service trade (plumber, electrician, etc.), and this is typically less than their standard service rates.

## SEND US YOUR ENROLLMENT APPLICATION

### Mail with Payment

AHS, P.O. Box 2803  
Memphis, TN 38101

### Mail without Payment

AHS, P.O. Box 849  
Carroll, IA 51401

**Online:** pro.ahs.com

**Phone:** 800 735 4663

**Fax:** 800 329 2478

**Español:** 800 250 2025

**As always, homeowners should refer to their Agreement for specific coverage information and limitations. To download a Sample Agreement, visit [ahshome.com](http://ahshome.com).**





HOME PROTECTION PLAN



# 1 Complete your enrollment form

Agents can also order online at [pro.ahs.com](http://pro.ahs.com)

Agreement Number (provided when AHS receives your application)

### PROPERTY INFORMATION

Property Address to be Covered

City State ZIP

Listing Expiration Date (if selling) Home sq. ft.

### 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

### REAL ESTATE COMPANY INFORMATION

Initiating Real Estate Associate Buyer  Seller

Real Estate Company

Main Office Phone Number Fax Phone Number

Agent Name Agent Email

### Cooperating Real Estate Associate Buyer Seller

Main Office Phone Number Fax Phone Number

Agent Name Agent Email

### CLOSING COMPANY

Closing Company Name

Main Office Phone Number Fax Phone Number

Estimated Closing Date Closing Number

Closing Representative Name Email Address

# 2 Select your coverage for buyer

### BUYER HOME PROTECTION PLAN PACKAGE

	Shield Essential	Shield Plus	Shield Complete
Single Family Home (SFH)	<input type="checkbox"/> \$460	<input type="checkbox"/> \$610	<input type="checkbox"/> \$680
Condo/Townhome/Mobile Home	<input type="checkbox"/> \$340	<input type="checkbox"/> \$450	<input type="checkbox"/> \$500
New Construction SFH (yrs. 2-5)	<input type="checkbox"/> \$760	<input type="checkbox"/> \$1,005	<input type="checkbox"/> \$1,120
New Construction Condo (yrs. 2-5)	<input type="checkbox"/> \$560	<input type="checkbox"/> \$740	<input type="checkbox"/> \$825

### BUYER OPTIONS

	SFH/Condo/Townhome/Mobile Home	New Construction
Additional Refrigerators*	<input type="checkbox"/> \$15	<input type="checkbox"/> \$24
Well Pump and Septic System Pumping & Septic Sewage Ejector Pump**	<input type="checkbox"/> \$210	<input type="checkbox"/> \$340
Swimming Pool Equipment**	<input type="checkbox"/> \$150	<input type="checkbox"/> \$245
Spa Equipment	<input type="checkbox"/> \$150	<input type="checkbox"/> \$245
Swimming Pool/Spa Equipment (shared equipment)**	<input type="checkbox"/> \$150	<input type="checkbox"/> \$245
Saltwater Pool Equipment**	<input type="checkbox"/> \$220	<input type="checkbox"/> \$355

\*Available only with the ShieldPlus and ShieldComplete Packages

\*\*Not available for Condo/Townhome/Mobile Home

**AHS also offers 2-year home protection plan pricing. For more information, CALL 800.735.4663.**

**\$75 Trade Service Call Fee**

# 3 Select coverage for seller



### SELLER COVERAGE OPTION

See page 7

Yes, add the Seller Coverage Option to my Buyer Home Protection Plan Package **\$60**

# 4 Total & Sign

Buyer Home Protection Plan	\$ _____
Buyer Options Total	\$ _____
Seller Coverage Option	\$ _____
Grand Total	\$ _____

**NOTE: Unless otherwise noted, all prices shown are for a one-year Agreement Term for homes under 5,000 sq. feet. To obtain quotes for single family homes over 5,000 sq. feet, for guest unit pricing, multiple unit properties, and for 2-year pricing plans, please call 877.489.8233.**

American Home Shield® may provide compensation to real estate brokers and their related companies for services provided in connection with its Home Warranty program. In connection with the program, a broker may provide information regarding you and your home to AHS®. By submitting this application, you authorize the broker to share such information with AHS and authorize AHS to use such information in connection with its program. You are not required to buy a Home Warranty and, if you want one, you are not required to buy it through a broker or sales associate.

I accept the benefits of the Better Homes and Gardens Real Estate Home Protection Plan<sup>SM</sup> coverage. I received a copy of the Better Homes and Gardens Real Estate Home Protection Plan Agreement and understand the key terms, coverage, limitations and exclusions, and I had the opportunity to ask questions regarding such coverage.

I decline the opportunity to purchase the Better Homes and Gardens Real Estate Home Protection Plan coverage.

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

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