

Questions? Call  
(800) 963-4007

# Tennessee Real Estate Home Warranty



UTILITY & SERVICE  
LINES OUTSIDE HOME



SPRINKLER LINE &  
ROOF COVERAGE



1, 2 & 3 YEAR  
COVERAGE

Undetectable Pre-existing Conditions  
HVAC Tune-Ups  
Re-key Service For Home Buyers  
No Age Limits



**2015**  
BEST IN SERVICE



**2016**  
BEST IN SERVICE



**2018**  
EDITOR'S CHOICE



**2019**  
BEST IN SERVICE

# About The Home Service Club

## What is a Home Warranty?

*It is a service contract that covers the repair or replacement of a multitude of your home's systems and appliances that breakdown due to normal wear and tear.*



The Home Service Club's "RE-Pro Home Warranty" is a home warranty designed exclusively for residential real estate transactions and can be purchased upon buying or selling a home. Home buyers and home sellers alike can feel safe and worry less knowing they have the security of coverage for the home in case of an unpredicted breakdown of a home system or appliance. Upon a sale/purchase of a home, HSC Home Warranty plans can be purchased in 1, 2, and 3 year terms and are renewable.

## Why The Home Service Club?

Here at The Home Service Club we are not just another drop in the ocean. We are experts. Our commitment to excellence and our expertise ensure that you are in good hands. Not only does our culture place customer service and satisfaction at the forefront of our utmost priorities, but you will enjoy the perks of everything HSC has to offer.

### THE HOME SERVICE CLUB PROVIDES:

- Industry leading award-winning service
- Our own supply chain of most household systems and appliances to ensure all of the equipment is brand new, up to codes and requirements, and fully warranted.
- Our network of over 10,000 top-rated, pre-screened, independent service providers nationwide to ensure the best quality of work.
- Access to experts' wisdom and advice on maintenance, upgrades, upkeep, efficiency and savings, conversions, and more.
- Ability to submit claims, access your coverage terms, and manage your account online 24 hours a day, 7 days a week, 365 days a year.
- Special access to discounts on and help with many household projects. From cabinetry to flooring, from smoke detectors to brand-name appliances, the benefits for your home are our specialty.



*So join The Club... The Home Service Club.*



HSC is a nationwide, consumer preferred home warranty provider and a leader and innovator in the home warranty industry. HSC's award-winning service is designed to fit your needs and budget for your home. Proud recipient of the 2015, 2016, and 2019 Best in Service Awards and the 2018 Editors Choice Award from HomeWarrantyReviews.com, and now offering a unique in the industry Coverage, HSC's comprehensive coverage options and recognized customer service are here to help protect your most valuable investments.



## Homeowners Insurance vs. Home Warranty - How are they different?

### HOME INSURANCE

Homeowners insurance provides protection for your belongings and your home's structure and components should they, by chance, incur damage in a hazardous event such as a flood or a fire.\*



### HOME WARRANTY

Your HSC Home Warranty covers your home systems and appliances from the repair or replacement costs in cases of inevitable breakdowns from normal wear and tear. With a home warranty, homeowners can be protected from many of the home's unexpected breakdowns:

- All three of the HSC RE-Pro packages include the home's major, core systems such as your central air conditioning, furnace, or hot water heater.
- All real estate plans can be customized with many additional coverage options that apply to each individual home such as a pool or spa, well pump, roof coverage, and more. All RE-Pro plans can also be purchased in one, two, or three year terms.
- All three of the HSC RE-Pro packages include the home's most common everyday appliances such as your refrigerator, oven, clothes washer and dryer, and more.
- Coming Soon: Utility Line Coverage can be added to any of the real estate plans to extend coverage beyond the walls of your home and help protect against breakdowns of your utility and service lines such as the water, gas, and sewer lines.



\* Home insurance policies may vary, please refer to your home's policy for details of coverage.

# Award-winning service

## 2019 BEST IN SERVICE



“THE HOME SERVICE CLUB” IS A HIGHLY RATED COMPANY ON  
**HOMEWARRANTYREVIEWS.COM**

THE #1 CONSUMER RESEARCH SITE FOR HOMEWARRANTIES



**2016**  
BEST IN SERVICE



**2018**  
EDITOR'S CHOICE



**2015**  
BEST IN SERVICE



**2017 SERVICE LEADER**

# Why do I need a Home Warranty?

*Breakdowns of household systems and appliances are, unlike hazardous natural disasters, common and inevitable. Sometimes they are minor, sometimes they are major, and sometimes when it rains - it pours. Breakdowns carry with them expensive repair and replacement costs along with unpredictable, and often inconvenient, timing. A home warranty is exactly what protects you from the costs and headaches associated with breakdowns and our RE-Pro packages are designed to give you the most protection for your new home.*



## BENEFITS TO HOME BUYERS

- Protect your investment and your wallet from the high costs of repairs and replacements of your home systems and appliances.
- Reduce the worry and anticipation of possible pre-existing conditions upon moving into your new home, the symptoms of which are often not manifested at the time of inspection.
- Have confidence in a nationwide supply chain of brand name products, a network of local, top-rated, pre-screened professionals, and an industry leader who stands behind it all.
- Eliminate the scramble and frustrations of dealing with system breakdowns by quickly and easily filing a claim and having an industry leader promptly take care of it for you.



## BENEFITS TO HOME SELLERS - FREE LISTING COVERAGE

Sell your home with ease, give your home a competitive advantage. Don't incur extra expenses when home systems and appliances breakdown during the listing period. HSC's Free Listing Coverage helps prevent closing delays. Including a home warranty in the contract is a great incentive to home buyers, instilling confidence and showing good faith to potential buyers.

- Helps sell your home faster, adds value, and instills confidence in the transaction for both buyers and sellers alike.
- Covers unexpected, covered issues that pop-up from a home inspection, keeps you on track to sell your home without breaking the bank.



# What is the “RE-Pro Home Warranty” edition?

## **PURCHASE NOW TO TAKE ADVANTAGE OF THE EXCLUSIVE PLANS & PRICING**



RE-Pro edition home warranty packages are available only for real estate transactions. These plans can be purchased at closing or within thirty days after closing.\*

## **GET MORE FOR LESS**



Secure coverage for years ahead by purchasing a two or three year RE-Pro plan and receive a discounted price on additional years.\*\*

## **ABILITY TO CUSTOMIZE**



You can upgrade or change coverage options on your RE-Pro plans within 65 days from closing, giving you the flexibility you need to select the package you want.

## **KEEP YOUR PLAN**



While the RE-Pro plans are available exclusively for real estate transactions, you have the flexibility to keep your plan and renew upon expiration of the final year, provided there is no lapse in coverage.

## *How do I use my Home Warranty?*

The Home Service Club makes it easy for you to use the service you need at the time you need it. Discovered a covered breakdown in your home? Simply follow these easy steps and let us handle the rest.

### **1. MAKE A CLAIM**



Once you have verified that the item is covered by your HSC Home Warranty plan, you can place a service request by visiting [hscwarranty.com](http://hscwarranty.com) at any time (24 hours a day, 7 days a week) or calling our toll-free customer service line at 800.601.1009.

### **2. SCHEDULE A SERVICE CALL**



Our dedicated Service Response Team will dispatch a professional service provider who will contact you via telephone to schedule a convenient time during normal business hours for an appointment. The service provider's contact information is always available for you as well. The technician will visit your home to diagnose the covered system or appliance.

### **3. DON'T WORRY**



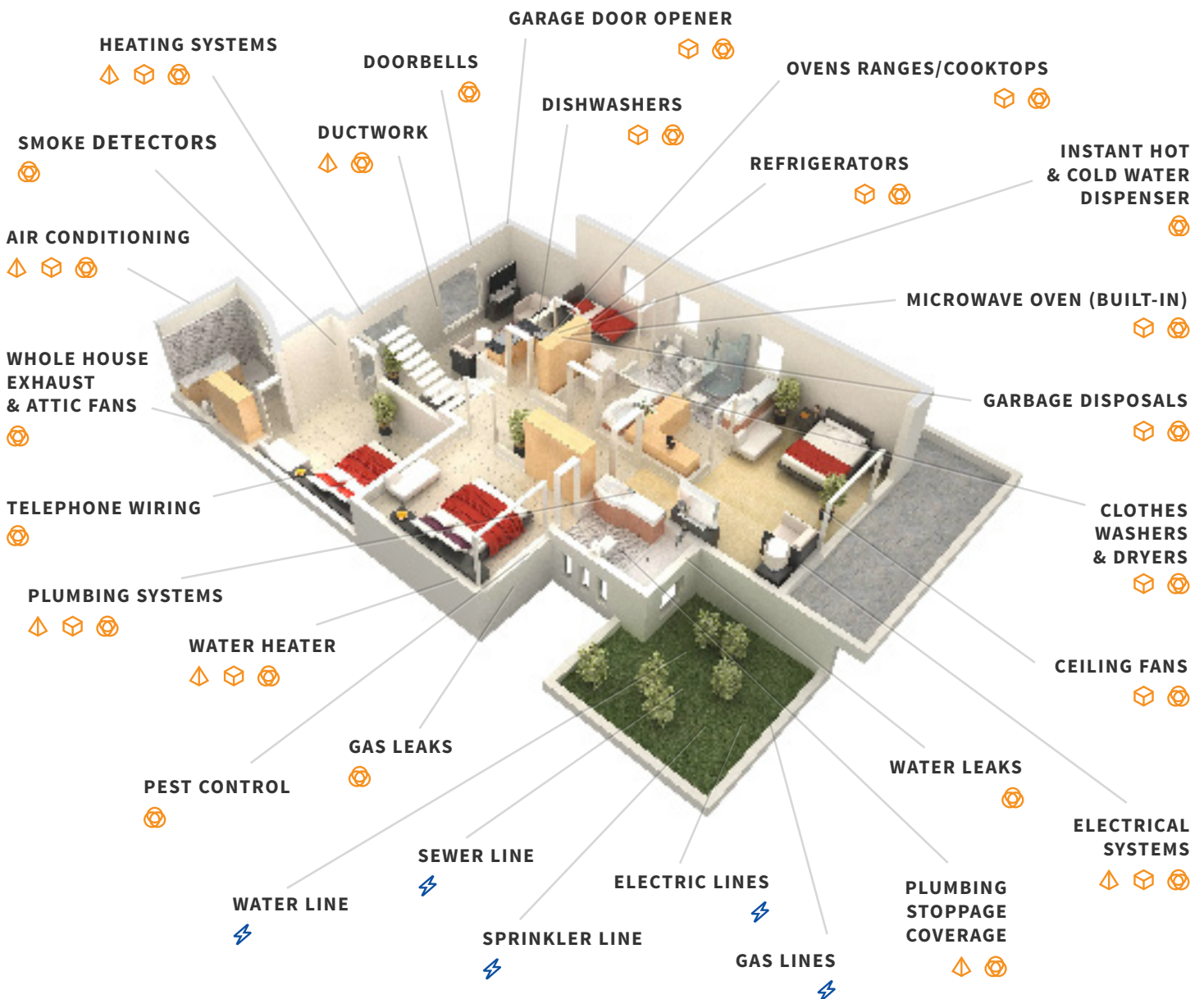
A qualified technician will determine the failure of the system or appliance. You pay the service provider your deductible (this is a set amount, also called the Trade Service Call Fee, that is paid per service trade such as plumbing, heating and cooling, electrical, etc) towards the service call. If the repair or replacement is covered under your Home Warranty Plan then we will take care of the rest!<sup>1</sup>

\* Regular, non RE-Pro home warranty plans are available 365 days a year for all homeowners regardless of when the home was purchased. \*\* Not available on regular home warranty plans. <sup>1</sup> While many repairs or replacements can be performed on the spot, some may require a second visit (i.e. for obtaining parts or equipment). There may be additional costs associated with some repairs or replacements.

# What does The Home Service Club cover?

There are three HSC Home Warranty Plans and many additional options available during a real estate transaction. You can select and customize the coverage to best fit your needs and your budget.

- RE-PRO BASIC
- RE-PRO STANDARD
- RE-PRO COMPREHENSIVE
- UTILITY & SERVICE LINE



# HSC Home Warranty packages for Real Estate transactions

The Home Service Club offers three RE-Pro Home Warranty plans available only for real estate transactions. All RE-Pro plans can be purchased in one, two, or three year terms and can be customized with many different additional coverage options to ensure you get the most bang for your buck.



## RE-PRO BASIC

Covers the main, core systems of the home that are the most expensive to repair and replace and cause the most inconvenience when they unpredictably break down (no hot water, no heating or air conditioning, etc) which homeowners worry about the most.



## RE-PRO STANDARD

A popular real estate package with a wide range of coverage that includes most of the items in the RE-Pro Basic plan as well as the household appliances and other common home systems (such as garage door openers and garbage disposals).



## RE-PRO COMPREHENSIVE

One of the industry's most inclusive and our most popular packages. It covers all of the items in the RE-Pro Basic and RE-Pro Standard plans, as well as many additional items (such as pest control, sprinkler lines, doorbells, and more) for a truly comprehensive protection option.

## RELIABLE COVERAGE FOR NEW HOME BUYERS



The same coverage terms and award winning service apply to all three RE-Pro packages. Unlike many other home warranty companies, there is no fine print or differences in conditions of coverage across all of our plans.

### ALL THREE RE-PRO PLANS CAN BE PURCHASED IN ONE, TWO OR THREE YEAR TERMS AND INCLUDE COVERAGE FOR:

- Undetectable pre-existing conditions
- Lack of routine care & maintenance
- Misuse
- Rust and/or corrosion
- Failure due to improper installations
- Refrigerant reclaim, recapture & disposal
- Permit fees
- Code violation fees



## OPTIONAL COVERAGE ADD-ONS



Optional coverage may be added to any selected RE-Pro plan based on your custom needs. Optional coverage is available for:

- Outside the home Utility Lines (water, sewage, gas, electric, irrigation, and more)
- Pool/spa equipment and heaters
- Septic, well pumps, and water softeners
- Roof coverage
- Jetted bathtubs
- Additional home appliances and systems

## What is the Utility Line Coverage?

*This is a new addition to our RE-Pro Home Warranty Plans that expands the coverage beyond the walls of your home. While a traditional home warranty is designed to cover the systems and appliances within your home, some of the most unpredictable and costly breakdowns can happen outside the home. Water or sewer line breakdowns, for example, can result in high water bills, back up of sewage into your home, and can be difficult to diagnose and expensive to fix. Such breakdowns often require a specialized service provider with the right equipment and the knowhow to get the job done right. Access to utility or home service lines can be limited and often requires digging into a yard or under the home. With The Home Service Club's Utility & Home Service Line Coverage you can now be protected from some of the costliest and difficult repairs. This coverage can be added on to any of the three available RE-Pro plans for a small fee and covers the following systems:*



## INCLUDED IN UTILITY LINE PACKAGE



- Outside Water Line Coverage
- Outside Gas Line Coverage
- Outside Power / Electric Line
- Outside Sewer Line Coverage
- Grinder Pump System
- Sprinkler System / Home Irrigation System Line Coverage

# What do Home Warranty benefits for my biggest investment look like?

When you consider the costs of various household system repairs and replacements, the difference of having a protection plan with HSC becomes clear.



While repair and replacement costs may vary based on your geographic location, the U.S. average costs shown here are a good indicator of what kind of unpredictable expenses may occur. These are some of the more common items found in your home but don't worry, these costs are averages without the protection of a home warranty.

## AVERAGE REPAIR & REPLACEMENT COSTS

Average Repair and Replacement Costs of Common Household Items in the U.S.

**without a Home Warranty:**

HOUSEHOLD ITEM	REPAIR	REPLACEMENT
Central Air Conditioning	\$437	\$4,233
Heating System	\$482	\$3,029
Hot Water Heater	\$235	\$987
Toilet	\$98	\$305
Faucet/Shower	\$169	\$325
Refrigerator	\$412	\$1,151
Dishwasher	\$148	\$440
Microwave, Built-in	\$235	\$339
Oven/Range/Cooktop	\$195	\$779
Clothes Washer	\$282	\$544
Clothes Dryer	\$194	\$519
Garbage Disposal	\$85	\$236
Electrical Systems	\$235	\$609
Ceiling Fan	\$75	\$182
Garage Door Opener	\$166	\$498
Pool Pump	\$267	\$611
Ductwork	\$243	\$1,021
Well Pump	\$424	\$3,262
Outside Water/Sewer Line	\$1,821	N/A

INEVITABLE  
& COSTLY  
BREAKDOWNS

TOP RATED  
TECHNICIANS

INDUSTRY LEADING  
SERVICE

YOUR BUDGET  
AND INVESTMENT  
ARE PROTECTED  
WITH HSC

Average repair and replacement costs are before any deductibles and/or rebates and are based on actual jobs done for our customers in 2015-2017. Repairs for systems and appliances may vary, please check your selected plan and terms and conditions for specifics of coverage and limitations.

# My HSC account

*Managing and using your Home Service Club Home Warranty Account has never been easier.*

## ALREADY REGISTERED FOR YOU



Don't worry about how to register online. Upon purchasing a plan, an online user account is auto-registered for you and an e-mail is provided with your user name and a temporary password. All you have to do is click on the link, change the password to your preferred one, and you're all set.

## MOBILE-FRIENDLY INTERFACE



Access your account from your mobile device, anywhere. User friendly interface makes navigating your account a breeze.

## SIMPLE SERVICE REQUESTS



Make a claim 24 hours a day, 7 days a week, in just a few easy steps.

## 24/7 ACCESS



Manage your account, change preferences, check your coverage, and download your agreement anytime.

## Added Benefits For Home Buyers

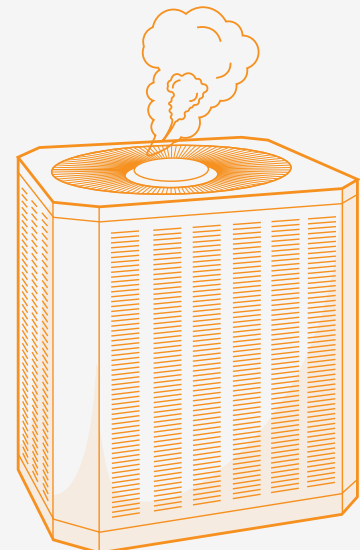
Homeownership made easy by The Home Service Club. We have selected the highest performing service professionals to provide these additional perks, at no extra cost to your plan. Our popular Re-key Service and HVAC Tune-ups make your life easier.

### Re-key

There are many good reasons to rekey your home. Re-keying a new home should be one of the first things that a homeowner does when moving in. Too many people purchase a new home and neglect to replace old locks. The Home Service Club has your back. At the price of the same service fee on your plan, The Home Service Club will send a service professional to your home to re-key up to 6 key holes for exterior hinged doors. In addition, you will be provided with four identical keys.



































### HVAC Tune-ups


Your HVAC system toils laboriously to maintain a healthy and comfortable home for you and your family. Maintaining your HVAC is the highest contributing factor to its efficiency and longevity. Cleaning and maintaining your home's cooling system will save you long term and ensure outlasting performance. The Home Service Club aims to make homeownership easy. We offer a special rate for pre-season HVAC tune ups.



# Side-by-Side at a glance

*Industry's most comprehensive packages & award-winning service:*

PARTS OF COVERAGE	BASIC COVERAGE	STANDARD COVERAGE	COMPREHENSIVE COVERAGE
<b>SYSTEMS</b>			
Air Conditioning Systems			
Heating Systems			
Electrical Systems			
Water Heater			
Plumbing Systems			
Garage Door Opener			
Ceiling Fans			
Central Vacuum(s)			
Garbage Disposal			
Plumbing Stoppage Coverage			
Ductwork			
Sprinkler System / Home Irrigation System Line Coverage			
Water Leaks			
Gas Leaks			
Pest Control			
Whirlpool Motor & Pump Assemblies			
Alarm Wiring			
Telephone Wiring			
Smoke Detectors			
Whole House, Exhaust & Attic Fans			
Sump Pump			
Doorbells			
Recirculating Hot Water Pump			
Instant Hot and Cold Water Dispenser			

PARTS OF COVERAGE	BASIC COVERAGE	STANDARD COVERAGE	COMPREHENSIVE COVERAGE
<b>APPLIANCES</b>			
Refrigerators			
Ovens Ranges Cooktops			
Dishwasher			
Clothes Washer			
Clothes Dryer			
Freestanding Icemakers			
Microwave Oven Built-In			
Trash Compactor			
Food Centers Built-in			
<b>INCLUDED IN ALL PLANS</b>			
Unknown & Undetectable Pre-Existing Conditions			
Misuse			
Rust & Corrosion			
Lack of Routine Care and Maintenance			
Improper Installation			
Refrigerant Recapture Reclaim & Disposal			
Code Violation Fees			
Permit Fees			

## OPTIONAL COVERAGE - AVAILABLE WITH ANY PLAN



- Roof Coverage
- Pool/Spa
- Spa and Spa Heater
- Jetted Bathtub
- Well Pump
- Sprinkler System / Home Irrigation System Line Coverage

- Refrigerators Built-In Units With Dual Compressors
- Freestanding additional Refrigerator
- Freestanding Freezer
- Water Softener
- Sewage Ejector Pump

- Utility & Home Service Line Coverage Package
  - Outside Water Line Coverage
  - Outside Power / Electric Line
  - Outside Sewer Line Coverage
  - Outside Gas Line Coverage
  - Grinder Pump System
  - Sprinkler System / Home Irrigation System Line Coverage

Please be sure to refer to your HSC Home Warranty Contract Summary Page and Terms & Conditions for coverage specifics and limitations. Your agreement is always available online in your account and a Sample Agreement can be found by visiting [hschome.com](http://hschome.com)

**1** Complete your enrollment form

**PROPERTY INFORMATION**

Property Address to be Covered

City State ZIP Code

**SELLER INFORMATION**

First Name Last Name

Phone Number Email Address

**BUYER INFORMATION**

First Name Last Name

Phone Number Email Address

**CONTRACT #:** \_\_\_\_\_  
*Provided when HSC receives your application*

**REAL ESTATE COMPANY INFORMATION**

Initiating Real Estate Associate: Buyer  Seller  Other Real Estate Associate: Buyer  Seller

Real Estate Company Real Estate Company

Main Office Phone Number Main Office Phone Number

Agent Name Agent Name

Agent Email Agent Email

**CLOSING COMPANY INFORMATION**

Closing Company Name Phone Number


Estimated Closing Date Closing Number

Closing Representative Name Email Address

**2** Select your coverage

**FREE LISTING COVERAGE:**  FREE  
COVERS EVERYTHING IN STANDARD COVERAGE EXCEPT OPTIONAL LISTINGS COVERAGE

**BUYER HOME WARRANTY PACKAGE**

 <p><b>RE-PRO BASIC</b></p>	ONE YEAR <input type="checkbox"/> \$490.00	TWO YEAR <input type="checkbox"/> \$980.00	THREE YEAR <input type="checkbox"/> \$1,470.00
	ONE YEAR <input type="checkbox"/> \$565.00	TWO YEAR <input type="checkbox"/> \$1,130.00	THREE YEAR <input type="checkbox"/> \$1,695.00
	ONE YEAR <input type="checkbox"/> \$655.00	TWO YEAR <input type="checkbox"/> \$1,310.00	THREE YEAR <input type="checkbox"/> \$1,965.00

**OPTIONAL LISTINGS COVERAGE:**  \$50.00  
COVERS AIR CONDITIONING SYSTEMS, HEATING SYSTEMS & DUCTWORK

**OPTIONAL COVERAGE**

Roof Coverage	<input type="checkbox"/> \$215.00
Pool and/or Spa Equipment	<input type="checkbox"/> \$215.00
Additional Refrigerator	<input type="checkbox"/> \$60.00
Jetted Bathtubs	<input type="checkbox"/> \$215.00
Spa and Spa Heater	<input type="checkbox"/> \$215.00
Sewage Ejector Pump	<input type="checkbox"/> \$65.00
Water Softener	<input type="checkbox"/> \$215.00
Well Pump	<input type="checkbox"/> \$145.00
Sprinkler System / Home Irrigation System Line	<input type="checkbox"/> \$95.00
UTILITY & HOME SERVICE LINE COVERAGE	<input type="checkbox"/> \$275.00

*NOTE: Unless otherwise noted, all prices shown are for a single family home under 5,000 sq. feet. To obtain quotes for Single Family Homes over 5,000 sq. feet or duplex triplex or fourplex, login online at [hschome.com/re](http://hschome.com/re) or call 800 963-4007.*

**3** Total & Sign

Buyer Home Warranty	\$ _____
Optional Coverage Total	\$ _____
Optional Listing Coverage	\$ _____
Sales Tax	\$ _____
<b>Grand Total</b>	<b>\$ _____</b>

**SEND US YOUR ENROLLMENT APPLICATION**

**Mail** Place Orders Online:  
The Home Service Club [hschome.com/re](http://hschome.com/re)  
305 Broadway 9th Floor Fax: (800) 690-4112  
New York, NY 10007

*QUESTIONS? WE ARE ALWAYS HERE TO HELP,  
GIVE US A CALL (800) 963-4007*

- I ACCEPT** the benefits of the HSC Home Warranty coverage. I received a copy of the HSC Home Warranty Agreement and understand the key terms, coverage, limitations and exclusions, and I had the opportunity to ask questions regarding such coverage.
- I DECLINE** In waiving this coverage, applicant agrees not to hold the above real estate company, broker and/or agents liable for the repair or replacement or failure of major systems and appliances that would have been covered by HSC.

Signature

Date

Signature

Date

*No Worries. Just Service.*





**QUESTIONS? GIVE US A CALL**  
**800.963.4007**

**[WWW.HSCWARRANTY.COM](http://WWW.HSCWARRANTY.COM)**

**305 BROADWAY NINTH FLOOR, NEW YORK N.Y. 10007**