

Residential Service Contract Notice

The Broker wants all buyers and sellers of single-family resale homes to be aware of the availability and reasons for a Residential Service Contract (also referred to as a home warranty policy) for this property. (Please reference paragraph 7.H. of the Texas Real Estate Commission contract form TREC No. 20-7 dated 02-13-06). This protection will provide all parties to this transaction, the peace of mind that you are protected against unexpected repair or replacement costs as covered in this coverage.

A Residential Service Contracts Basic Plan typically offers repair or replacement coverage for Heating and Air Conditioning, Ductwork, Plumbing, Dishwasher, Garbage Disposal, Water Heater, Stoppages, Electrical, Range-Oven-Cooktop, Trash Compactor, Built-in Microwave, etc. The home buyer may also purchase optional coverage for systems like Pool and Spa, Well Pump, Kitchen Refrigerator, Garbage Door Opener, Washer-Dryer, Septic System, Termite Treatment, etc.

During the coverage period, the customer must call the service company's toll free 24 hours (365 days a year) to schedule a qualified service contractor to work on the malfunctioning system or appliance at a convenient time.

The insured will usually have a deductible of approximately \$60 for each service call. Additional charges may apply under certain circumstances.

Buyer or Seller must review the specific Residential Service Contract for the scope of coverage, exclusions and limitations. (subject to change by warranty company)

The following companies offer Residential Service Contract Plans.

American Home Shield	1-800-735-4663
Best Home Warranty Co.	1-800-443-5599
BFS Home Warranty	1-800-237-9910
First American Home Buyers Protection	1-800-444-9030
Home Warranty of America	1-888-492-7359
Old Republic Home Protection	1-800-445-6999
Allied Home Warranty	1-866-791-1200
Fidelity National Home Warranty	1-800-862-6837

Buyer-Seller acknowledges receiving this notice.

Client (Buyer or Seller)

Date

Residential Service Contract Coverage Waiver

Buyer must review any Residential Service Contract for the scope of coverage, exclusions and limitations. The purchase of a Residential Service Contract is optional, but strongly encouraged by the Broker for the protection of all parties in the transaction.

Coverage may be purchased from various companies authorized to do business in Texas.

I hereby decline to purchase a Residential Service Contract, which has been presented to me.

Declined by (signature -
date): _____

Printed Name: _____

Property Address: _____