



ACHOSA (AH CHŌ SAH) MEANS THE
POWER TO CHOOSE

(888) 509-2916
WWW.ACHOSAHW.COM



PROTECT YOUR HOME WITH YOUR CHOICE OF HIGHLY RATED CONTRACTORS

WHAT IS HOME PROTECTION?

Our home protection consists of a service contract for your home's major systems and appliances. We protect homeowners from repair and replacement costs associated with our covered items.

THE ACHOSA DIFFERENCE



You choose
your own contractors
for all required services



Our process provides
**more value to your
local community**



Our service experts
are here to **improve
your experience**

- The power to choose your licensed service provider
- Same day payments to service providers
- Coverage for unknown pre-existing conditions
- Optional seller's coverage
- No age restriction on systems & appliances
- No separate liability cap on HVAC refrigerant
- Roof leak repair covered
- No square footage limitations on homes





ACHOSA = THE POWER TO CHOOSE

(888) 509-2916 WWW.ACHOSAHW.COM

HOW DOES IT WORK?

CALL IN YOUR SERVICE REQUEST

Call us to make sure the item is eligible for coverage. You'll get a service request number and recommended contractors (if you choose).

SCHEDULE YOUR DIAGNOSIS

Schedule the local contractor of your choice to diagnose the problem.

RECEIVE YOUR QUOTE

Call us back after the contractor has diagnosed the problem, but prior to the repair. We will speak to you and your contractor to determine the approved coverage dollar amount.

COMPLETE YOUR REPAIR

The contractor performs the work.

GET YOUR PAYMENT

After you are satisfied with the work, call us and we will pay our portion to the contractor. You will pay the contractor a deductible (trade call fee) for the service, or the actual cost, whichever is less, for covered items within coverage limits.

IMPORTANT NOTES

OUR PLANS DO NOT COVER EVERYTHING. Coverage limitations do apply and can be found in the terms & conditions section of our website (achosahw.com/terms).

You will be required to pay the lesser of a trade call fee or the actual cost of the service to your selected contractor for each service request. Further, if your selected contractor provides repairs or replacements to items not covered, or charges more than our allotted coverage limits, you will be required to pay those expenses.

SELLERS: Coverage is available for a 6 month listing period. It can be extended in 6 month increments thereafter.

BUYERS: Coverage is available for 12, 18, 24 or 36 months. Special pricing is available for townhomes, condos, duplexes, triplexes, fourplexes, and new construction.

ASK ABOUT
OUR PRO PLAN

	Buyers			Sellers
	Core	Prime	Prime Plus	Core
Base Price ^{1/}	\$500	\$675	\$850	\$25
Trade Call Fee	\$100	\$100	\$100	\$150

Covered Items

All Plan Options Cover the Same Items

Central Air Conditioning	✓	✓	✓	✓
Central Heating System	✓	✓	✓	✓
Electrical System	✓	✓	✓	✓
Plumbing & Drains	✓	✓	✓	✓
Water Heater	✓	✓	✓	✓
Major Appliances ^{2/}	✓	✓	✓	✓
Attic & Exhaust Fans	✓	✓	✓	✓
Code Violations	✓	✓	✓	✓
Garage Door Opener	✓	✓	✓	✓
Garbage Disposal	✓	✓	✓	✓
Jetted Bathtub	✓	✓	✓	✓
Microwave	✓	✓	✓	✓
Primary Sump Pump	✓	✓	✓	✓
Roof Leaks	✓	✓	✓	✓
Septic System	✓	✓	✓	✓
Water Softener	✓	✓	✓	✓
Well Water Pump	✓	✓	✓	✓

The Difference is in Maximum Annual Coverage ^{3/}

Optional Items ^{1/}

Additional Refrigerator	\$50	\$50	\$50
Stand Alone Freezer	\$50	\$50	\$50
Stand Alone Ice Maker	\$100	\$100	\$100
Mini Split System	\$100	\$100	\$100
Pool & Spa (shared eq.)	\$200	\$200	\$200
Saltwater Pool & Spa	\$300	\$300	\$300
Additional Pool or Spa	\$200	\$200	\$200
Conserve	\$25	\$25	\$25
Conserve Plus	\$50	\$50	\$50
Major Appliances Cap +	\$75	\$75	\$75

Not Available

^{1/} 6 month plans for Sellers and 12 month plans for Buyers, prices subject to change.

^{2/} Includes Dishwasher, Kitchen Refrigerator, Oven/Range/Cooktop, Washer & Dryer.

^{3/} **Prime** adds to **Core's** Maximums in Central Air Conditioning, Central Heating, & Water Heater. **Prime Plus** adds to **Prime's** Maximums in Central Air Conditioning, Central Heating, Water Heater, Major Appliances, Electrical System, and Plumbing & Drains.



APPLICATION

Enrollment Options

www.achosahw.com

sales@achosahw.com

(888) 509-2916

Covered Property Information

Street Address

City

State

Zip

Buyer Information

First Name (Buyer 1)

Last Name

First Name (Buyer 2)

Last Name

Phone Number

E-Mail

Seller Information (if applicable)

First Name

Last Name

Phone Number

E-Mail

Real Estate Professional Information

First Name

Last Name

Phone Number

E-Mail

Closing Information

Agent Name

E-Mail

Closing Date

Acceptance or Waiver of Coverage

The real estate agent offering this program does so as a service to protect the best interests of their clients. They have explained the coverage offered by Achosa Home Warranty, LLC ('Achosa') and given me (us) the opportunity to ask questions about the offering.

Upon consideration of the offering, I (WE)

ACCEPT DECLINE

the benefits of Achosa's home warranty coverage. I (we) agree not to hold the real estate company, broker or the real estate agent liable for the repair or replacement of any item that would otherwise have been covered by Achosa's home warranty.

Signature

Date

Signature (if applicable)

Date

Coverage Selection

Buyers	Core	Prime	Prime +	Pro
Single Family Home	\$500	\$675	\$850	\$1,400
Condo/Townhome	\$450	\$625	\$800	\$1,350
Duplex	\$950	\$1,300	\$1,650	\$2,750
Triplex	\$1,400	\$1,925	\$2,450	\$4,100
Fourplex	\$1,850	\$2,550	\$3,250	\$5,450

Optional Buyer Coverage

Additional Refrigerator	\$50
Ductless Mini-Split System	\$100
Stand Alone Freezer	\$50
Ice Maker	\$100
Saltwater Pool & Spa (with Shared Equipment)	\$300
Pool & Spa (with Shared Equipment)	\$200
Additional Pool or Spa	\$200
Conserve	\$25
Conserve Plus	\$50
Major Appliance Cap Upgrade	\$75

Optional Seller Coverage

Core	\$25
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Important Coverage Notes

OUR PLANS DO NOT COVER EVERYTHING. Coverage limitations do apply and can be found in the terms & conditions section of our website (achosahw.com/terms). Listed prices are subject to change.

You will be required to pay the lesser of a trade call fee or the actual cost of the service to your selected contractor for each service request. Further, if your selected contractor provides repairs or replacements to items not covered, or charges more than our allotted coverage limits, you will be required to pay those expenses.

BUYERS: Coverage pricing listed above is for 12 month terms. Pricing is available for 18, 24 and 36 month terms as well.

SELLERS: Our free Seller's service is for a 6 month term. It includes the items eligible for coverage in our Buyer's plans; however, the trade call fee is higher and the maximum coverage amounts are lower.

Achosa Home Warranty, LLC
5438 Lockwood Ridge Road, #301, Bradenton, FL 34203
Standard Real Estate Buyer's Terms and Conditions

PLEASE CAREFULLY READ THESE STANDARD REAL ESTATE BUYER'S TERMS AND CONDITIONS PLUS YOUR INVOICE (COLLECTIVELY, THIS "CONTRACT").

Throughout this Contract, the words (i) "we", "us", "our", and the "Company" refer to Achosa Home Warranty, LLC, and (ii) "you", "your" and "Real Estate Buyer" refer to the person contracting for services covered by this Contract identified on the Company's invoice executed by you (the "Invoice") describing the real property (the "Property"), duration of this Contract, and amount owed by you in consideration for our agreement to provide the services. These terms and conditions apply to all Contracts between the Company and purchasers of real estate who elect a Core, Prime, Prime Plus or Pro Plan, and any Add-On coverage as indicated on your invoice. As provided below, certain terms and conditions may differ depending on the coverage level indicated on your invoice. **This Contract does not provide listing period (seller's) coverage free of charge. The rate charged for the Contract is not subject to regulation by the Florida Office of Insurance Regulation.**

1. **General.** This is a contract for the repair or replacement of the home appliances and systems specified in this Contract (the "Equipment") that break down due to normal wear and tear. This is not a contract for insurance. **Certain items and events are not covered by this contract. This Contract covers only the Equipment specifically identified as covered herein and excludes all other items, whether specifically identified as excluded or not. Please refer to the Covered Equipment section of the Contract for more details.** Obligations of the Company under this Contract are backed by the full faith and credit of the Company.
2. **Customer Service; Procedure.** This Contract allows you to select your own licensed contractor to make covered repairs. All selected contractors must be licensed and insured. You must call our customer service department at (888) 509-2916 to initiate all claims prior to any repair or replacement of Equipment to be eligible for coverage with this Contract. At your request, the Company will provide you with names of licensed contractors in your area. If no covered defects or failures are discovered or repaired during a service call, you are responsible for the entire cost of the service call.
3. **Coverage; Coverage Period; Payment.** Subject to the Limitation of Liability set forth in Section 6 of this Contract:
 - a. This Contract covers only the Equipment located at the Property as specifically identified in Sections 4 and 5 of the Contract for the service(s) on your Invoice. Repair or replacement of covered Equipment is subject to maximum annual dollar limits as provided in this Contract. **In aggregate, and notwithstanding anything to the contrary as may be set forth in this Contract, the Company will pay no more than \$25,000 per year for covered Equipment in this Contract.**
 - b. The Company has the sole right to decide whether to repair or replace the Equipment. All replacements authorized by Company will be of a similar or equivalent quality to the covered Equipment. All replacements must be purchased from a licensed technician or licensed retailer. Should you decide to replace any Equipment with respect to which the Company has decided to cover the repair, the Company will only pay the amount the repair would have cost (less the applicable service fee), and you will be responsible for the difference in cost between repair and replacement.
 - c. Coverage under this Contract begins at the closing of your purchase of the Property and continues for the term described in the Invoice (the "**Coverage Period**"). Payment of the fees required for coverage under this Contract as specified in the Invoice are due and payable the Property purchase closing date. If payment is not received within fourteen (14) days after such closing date, the Company has a right to cancel this Contract and pursue reimbursement for any claims previously paid, subject to any state specific cancellation limitations. At the Company's discretion, it will provide you options for continuation of service prior to the end of your Coverage Period.
 - d. You will be required to pay the lesser of the applicable service fee (\$100) or the actual cost of the service to your selected contractor for each service request. Further, if your selected contractor repairs or replaces Equipment that is not covered by this Contract, or charges more for the service than our coverage limits, you will be required to pay the excess expenses.
 - e. You continue to be responsible for normal maintenance on all covered Equipment. Equipment is not covered

under this Contract unless it is in proper working order at the beginning of coverage. To be covered, Equipment must be installed and located within the interior of the main foundation of the primary dwelling (except for air conditioning) of the Property. This Contract provides coverage for unknown defects only if the defect is not detectable through visual inspection or simple mechanical test. The Company may require additional documentation to confirm compliance with these terms and conditions in the event coverage is requested for unknown defects.

4. Covered Equipment.

a. **Attic, Exhaust, & Ceiling Fans**

Included: Motors, switches, controls, bearings, whole house fan

Excluded: Shutters, filters and lights, range hoods

Maximum annual coverage: \$500

b. **Central Air Conditioning**

Included: Ducted electric central air conditioning units and crane costs for replacements, clearing of condensate line

Excluded: Window units, circulation/recirculation pumps, condensation pumps, ductwork, non-ducted wall units, humidifiers, chillers, zone controls, dampers, filters

Maximum annual coverage:

Core = \$1,000 Prime = \$2,000

Prime Plus = \$2,500 Pro = \$3,500

c. **Central Heating System**

Included: Ducted and water sourced primary central heating units (this equipment includes heat pump systems and packaged HVAC systems)

Excluded: Space heaters, circulation/recirculation pumps, ductwork, ductless systems, filters, humidifiers, electronic air cleaners, UV lights, registers, fuel storage tanks, grills, chimneys, flues, vents, zone controls, dampers

Maximum annual coverage:

Core = \$1,000 Prime = \$2,000

Prime Plus = \$2,500 Pro = \$3,500

d. **Code Violations**

Included: When the correction of code violation(s) is required for a covered repair or replacement, the Company will pay up to \$250 per term to correct it

e. **Dishwasher**

Included: All, except specifically excluded below

Excluded: Racks, baskets, rollers, springs, removable trays, interior lining, lock assemblies

Maximum annual coverage:

Core = \$500 Prime = \$500

Prime Plus = \$1,000 Pro = \$1,500

f. **Electrical System**

Included: Main electrical panel, outlets, switches, wiring, subpanels, and doorbells

Excluded: Solar components, damage due to power surges, inadequate capacity, low voltage systems

Maximum annual coverage:

Core = \$500 Prime = \$500

Prime Plus = \$1,000 Pro = \$1,500

g. **Garage Door Opener**

Included: All, including hinges and springs, except specifically excluded below

Excluded: Garage doors, sensors, chains, tracks, rollers, wiring, loss of remote devices, batteries, lights

Maximum annual coverage: \$500

h. **Garbage Disposal**

Included: All, except specifically excluded below

Excluded: Problems or jams caused by bones, glass or non-food objects

Maximum annual coverage: \$500

i. **Jetted Bathtub**

Included: Mechanical parts such as accessible controls, accessible plumbing lines, air pumps, drains, gaskets, circulation pump motor

Excluded: Bathtub shell, caulking, grout, gaining access to equipment, tiles, tub enclosure, failures due to improper operation, rust

Maximum annual coverage: \$500

j. **Kitchen Refrigerator**

Included: All for the refrigerator that is located in the kitchen, except specifically excluded

Excluded: Racks, shelves, lighting, handles, water line restrictions, insulation/interior thermal shells, wine coolers, mini refrigerators, door seals and gaskets, hinges, glass, AV equipment, internet connections, units moved out of the kitchen

Maximum annual coverage:

Core = \$500 Prime = \$500

Prime Plus = \$1,000 Pro = \$1,500

k. Microwave

Included: For built in microwaves only, all, except specifically excluded below

Excluded: Interior lining, door glass, clocks, racks, knobs, meat probes, rotisseries, door handles

Maximum annual coverage: \$500

l. Oven/Range/Cooktop

Included: All, including range hoods, except specifically excluded below

Excluded: Rotisseries, lights, knobs, dials, racks, baskets, removable trays, door glass, interior lining, meat probe assemblies and clocks, glass or ceramic cooktops, accessories, self-cleaning mechanisms

Maximum annual coverage:

Core = \$500 Prime = \$500

Prime Plus = \$1,000 Pro = \$1,500

m. Plumbing & Drains

Included: Within the interior of the main foundation of the home: leaks to drains, leaks to water lines, leaks to sewer lines, assemblies within toilet tank, fixtures and faucets, valves to shower, pressure regulators, pressure relief valves, interior hose bibs, risers, clearing of stoppages

Excluded: Sinks, bathtubs, exterior hose bibs, filters, ejector pumps, grinders, shower pans or enclosures, tub enclosures, toilet bowl or tank, toilet flanges, caulking or grouting, root damage, outside or underground piping, loss due to chemical or mineral deposits, water softeners, whirlpool tub pumps, access through/restoration of water damaged areas, anything outside of the main foundation

Maximum annual coverage:

Core = \$500 Prime = \$500

Prime Plus = \$1,000 Pro = \$1,500

Maximum annual coverage is inclusive of up to \$500 for access to concealed plumbing and restoration thereof.

n. Primary Sump Pump (Ground Water Only)

Included: Mechanical parts and components that are permanently installed

Excluded: Ejector pumps, backup sump pumps, backup power assemblies and portable units

Maximum annual coverage: \$500

o. Roof Leaks

Included: Asphalt or clay shingles, slate, metal roofing and flashing

Excluded: Skylights, acts of God, chimney caps, improper installations

Maximum annual coverage: \$500

p. Septic System & Ejector Pump

Included: Septic tank and line from house, baffles, sewage ejector pump and switches, grinders, aerobic pump, aerator

Excluded: Drain field, tile fields, leach beds, clean out, insufficient capacity, blockages from tree roots or foreign objects, pumping, leach lines, field lines

Maximum annual coverage: \$500

q. Washer & Dryer

Included: All for one washer and one dryer, except specifically excluded below

Excluded: Plastic mini-tubs, soap dispensers, filter/lint screens, knobs & Dials, venting and damage to clothing

Maximum annual coverage per Washer and per Dryer:

Core = \$500 Prime = \$500

Prime Plus = \$1,000 Pro = \$1,500

r. Water Heater

Included: All except specifically excluded below

Excluded: Oil hot water tanks, auxiliary holding or storage/expansion tanks, circulation/recirculation pumps, losses from chemical or mineral deposits, insufficient capacity

Maximum annual coverage:

Core = \$500 Prime = \$750

Prime Plus = \$1,000 Pro = \$1,500

s. Water Softener

Included: Mechanical parts & components of a single unit water softener and connecting water lines

Excluded: Water pressure issues, water purity or clarity, odor control, resin beds, salt replacement, corrosion, normal maintenance, purification systems, rented/leased equipment

Maximum annual coverage: \$500

t. Well Water Pump

Included: Pump, valves and regulators for main dwelling

Excluded: Holding or storage tanks, digging, locating pump, re-drilling of wells, well casings, pressure tanks, pressure switches or gauges, piping, electrical lines, screens, pumps used for lawn sprinklers or other like systems

Maximum annual coverage: \$500

5. **Add-On Coverage.** You may elect to purchase any one or more of the following add-on benefits, which will be provided by the Company in accordance with the terms of this Section if such coverage is listed on your invoice.

a. **Additional Refrigerator**

Included: All except specifically excluded

Excluded: Racks, shelves, lighting, handles, water line restrictions, insulation/interior thermal shells, wine coolers, mini-refrigerators, door seals and gaskets, hinges, glass, AV equipment, internet connections

Maximum annual coverage: \$500

b. **Conserve**

Included: When Equipment in Section 4 requires replacement, this Add-On allows you to replace the Equipment with new Equipment that is more energy efficient. This only applies when the replacement Equipment is more energy efficient than the existing Equipment.

Excluded: This Add-On may only be used once for each type of Equipment in Section 4.

Maximum Annual Coverage: Up to \$250 more than the Standard Terms & Conditions coverage for a “like for like” Equipment replacement.

c. **Conserve Plus**

Included: When Equipment in Section 4 requires replacement, this Add-On allows you to replace the Equipment with new Equipment that is more energy efficient. This only applies when the replacement Equipment is more energy efficient than the existing Equipment.

Excluded: This Add-On may only be used once for each type of Equipment in Section 4.

Maximum Annual Coverage: Up to \$500 more than the Standard Terms & Conditions coverage for a “like for like” Equipment replacement.

d. **Ductless Mini-Split System**

Included: Outdoor compressor/condenser, indoor air handling unit, conduit

Excluded: Maintenance, air filters, handheld remotes

Maximum annual coverage: \$1,000

e. **Major Appliances Maximum Cap Replacement Enhancement**

Included: Replacements due to items included in 4. **Covered Equipment** for Dishwasher, Kitchen Refrigerator, Oven/Range/Cooktop, Washer & Dryer

Excluded: All repairs, and replacements due to items excluded in 4. **Covered Equipment** for Dishwasher, Kitchen Refrigerator, Oven/Range/Cooktop, Washer & Dryer

Maximum Annual Coverage: Up to \$500 more than the Standard Terms & Conditions coverage for a “like for like” Equipment replacement.

f. **Pool and Spa**

Included: Components of the heating, pumping (including booster pumps) and filtration system for the pool and spa where both utilize common equipment. If the pool and spa utilize different equipment, additional coverage must be purchased to cover both the pool and the spa.

Excluded: skimmers, pool sweeps, lights, liners, jets, underground/inaccessible lines, cleaning equipment, solar equipment, structural defects, timers, remote controls

Maximum annual coverage: \$1,000

g. **Saltwater Pool and Spa**

Included: Components of the heating, pumping (including booster pumps) and filtration system for the saltwater pool and spa where both utilize common equipment. If the saltwater pool and spa utilize different equipment, additional coverage must be purchased to cover both the pool and the spa.

Excluded: skimmers, pool sweeps, lights, liners, jets, underground/inaccessible lines, cleaning equipment, solar equipment, structural defects, timers, remote controls

Maximum annual coverage: \$1,500

h. **Additional Pool or Spa**

Included: Components of the heating, pumping (including booster pumps) and filtration system for the additional pool or spa where both utilize different equipment.

Excluded: skimmers, pool sweeps, lights, liners, jets, underground/inaccessible lines, cleaning equipment, solar equipment, structural defects, timers, remote controls

Maximum annual coverage: \$1,000

i. **Stand Alone Freezer**

Included: All except specifically excluded

Excluded: Racks, shelves, lighting, handles, water line restrictions, interior thermal shells, door seals and gaskets, hinges, glass, AV equipment, internet connections

Maximum annual coverage: \$500

j. **Stand Alone Ice Maker**

Included: All except specifically excluded

Excluded: Racks, shelves, lighting, handles, water line restrictions, interior thermal shells, door seals and gaskets, hinges, glass, AV equipment, internet connections

Maximum annual coverage: \$500

6. **Limitation of Liability.** Notwithstanding anything to the contrary set forth in this Contract:

- a. The Company will not cover any services performed on Equipment without Company's prior authorization or outside of the Coverage Period. Further, the Company will not cover costs related to previous improper installations of Equipment or the failure of Equipment to meet any code or legal requirements.
- b. The Company will not cover any damage to Equipment due to failure to maintain Equipment as instructed by manufacturers. Further, the Company is not liable for repairing any Equipment with manufacturer's defects or under manufacturer's warranty. The Company is not liable for indirect, incidental, special, or consequential damages, fire damage, water damage, failures due to power/electrical surge, damage due to weather/acts of God, missing parts, lost or imputed profits or revenues, or personal injury from a covered item even if advised of the possibility.
- c. The Company is not responsible for failure to provide reasonable service due to circumstances beyond its control. The Company will not be obligated to cover repairs to commercial grade or leased Equipment. Valuing systems beyond normal life expectancy will be at the sole discretion of the Company.

7. **Dispute Resolution.** Any controversy, dispute or claim arising out of or relating to this Contract, including whether the controversy, dispute or claim is arbitrable (each, collectively, a "**Dispute**"), shall be submitted to arbitration administered by the American Arbitration Association ("**AAA**") or its successor under the AAA rules in effect at the time the arbitration commences. The arbitration shall be conducted before a panel of three arbitrators selected and appointed in accordance with AAA rules, and will take place in the county in which the property is located. Each Party may be represented by one or more attorneys or other selected representative(s). Each Party will bear and pay equally the fees and expenses of AAA and each party will bear its own attorneys' fees, costs and other expenses in connection with arbitration. Judgment upon the award rendered by the

arbitrators may be entered in any court having jurisdiction thereof.

8. **Cancellation.** If this Contract is cancelled, you shall be entitled to a pro rata refund of the paid Contract fee for the unexpired term, less an administrative fee equal to the lesser of 10% of the contract price or \$50 and less all service (claims) costs incurred by the Company. Cancellations within 30 days of contract initiation are not subject to the proration or administrative fee.

9. **Multiple Units.** If this contract is for a Property that is a duplex, triplex, or fourplex dwelling, the invoice must reflect said property type in order for all of the units to be covered. Equipment that serves multiple units will only be covered if all Property units are covered by a Contract as of the repair request date. When multiple units are covered, each individual unit is subject to its own maximum annual coverage limits as identified above. However, the overall contract coverage is limited to the amount stated in Section 3a.

10. **New Construction.** If this contract is for a Property that is newly constructed and the new construction option is selected, coverage begins on the first day of the thirteenth (13th) month after the home purchase.

11. **Transfer of Contract.** If ownership of the Property changes during the Coverage Period, you must notify the Company promptly, but in no event later than thirty (30) days after the Property is transferred, at (888) 509-2916, in order for this Contract to be transferred to the new owner. This Contract is assignable by the Company without consent.

12. **Miscellaneous.**

- a. **Personally Identifiable Information.** By submitting any of your personally identifiable information, such as your name, address, email address, phone number or fax number, to us, you consent to our privacy policy located at www.achosahw.com/terms.
- b. **Severability.** If any term or provision of this Contract is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Contract or invalidate or render unenforceable such term or provision in any other jurisdiction.
- c. **Headings.** The headings in this Contract are for reference only and shall not affect the interpretation of this Contract.

- d. Governing Law. All matters arising out of or relating to this Contract shall be governed by and construed in accordance with the internal laws of the state in which the Property is located without giving effect to any choice or conflict of law provision or rule.
- e. Entire Agreement. This Contract (including the Invoice and all documentation related to Add-Ons), constitutes the sole and entire agreement of the parties to this Contract with respect to the subject matter contained herein and therein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.

Achosa Home Warranty, LLC
5438 Lockwood Ridge Road, #301, Bradenton, FL 34203
Standard Real Estate Seller's Terms and Conditions

PLEASE CAREFULLY READ THESE STANDARD REAL ESTATE SELLER'S COVERAGE TERMS AND CONDITIONS AND YOUR INVOICE (COLLECTIVELY, THIS "CONTRACT").

Throughout this Contract, the words (i) "we", "us", "our", and the "Company" refer to Achosa Home Warranty, LLC, and (ii) "you", "your" and "Real Estate Seller" refer to the person contracting for services covered by this Contract identified on the Company's invoice executed by you (the "Invoice") describing the real property (the "Property"), duration of this Contract, and amount owed by you in consideration for our agreement to provide the services. These terms and conditions apply to all Contracts between the Company and sellers of real estate who elect coverage as indicated on your invoice. **This Contract does not provide listing period (seller's) coverage free of charge. The rate charged for the Contract is not subject to regulation by the Florida Office of Insurance Regulation.** This Contract is not transferable because it terminates when the property is sold or is no longer on the market for sale.

1. **General.** This is a contract for the repair or replacement of the home appliances and systems specified in this Contract (the "Equipment") that break down due to normal wear and tear. This is not a contract for insurance. **Certain items and events are not covered by this contract. This Contract covers only the Equipment specifically identified as covered herein and excludes all other items, whether specifically identified as excluded or not. Please refer to the Covered Equipment section of the Contract for more details.** Obligations of the Company under this Contract are backed by the full faith and credit of the Company.
2. **Customer Service; Procedure.** This Contract allows you to select your own licensed contractor to make covered repairs. All selected contractors must be licensed and insured. You must call our customer service department at (888) 509-2916 to initiate all claims prior to any repair or replacement of Equipment to be eligible for coverage with this Contract. At your request, the Company will provide you with names of licensed contractors in your area. If no covered defects or failures are discovered or repaired during a service call, you are responsible for the entire cost of the service call.

3. **Coverage; Coverage Period; Payment.** Subject to the Limitation of Liability set forth in Section 5 of this Contract:

- a. This Contract covers only the Equipment located at the Property as specifically identified in Section 4 of the Contract for the service(s) on your Invoice. Repair or replacement of covered Equipment is subject to maximum annual dollar limits as provided in this Contract. **In aggregate, and notwithstanding anything to the contrary as may be set forth in this Contract, the Company will pay no more than \$1,000 for covered Equipment in this Contract.**
- b. The Company has the sole right to decide whether to repair or replace the Equipment. All replacements authorized by Company will be of a similar or equivalent quality to the covered Equipment. All replacements must be purchased from a licensed technician or licensed retailer. Should you decide to replace any Equipment with respect to which the Company has decided to cover the repair, the Company will only pay the amount the repair would have cost (less the applicable service fee), and you will be responsible for the difference in cost between repair and replacement.
- c. Coverage is available only in conjunction with your anticipated sale of the Property and the purchase of the Company's Standard Real Estate Buyer's coverage for the Property. Your coverage becomes effective the day the Invoice is received by the Company and continues until the earlier of (a) expiration of the initial listing period (up to 180 days), (b) close of sale of the Property, or (c) termination of your Property being listed for sale (the "**Coverage Period**"). At the Company's discretion, it will provide you options for continuation of service prior to the end of your Coverage Period.
- d. You will be required to pay the lesser of the applicable service fee (**\$150**) or the actual cost of the service to your selected contractor for each service request. Further, if your selected

contractor repairs or replaces Equipment that is not covered by this Contract, or charges more for the service than our coverage limits, you will be required to pay the excess expenses.

- e. You continue to be responsible for normal maintenance on all covered Equipment. Equipment is not covered under this Contract unless it is in proper working order at the beginning of coverage. To be covered, Equipment must be installed and located within the interior of the main foundation of the primary dwelling (except for air conditioning) of the Property. This Contract provides coverage for unknown defects only if the defect is not detectable through visual inspection or simple mechanical test.

4. Covered Equipment.

a. **Attic, Exhaust, & Ceiling Fans**

Included: Motors, switches, controls, bearings, whole house fan

Excluded: Shutters, filters and lights, range hoods

Maximum annual coverage: \$500

b. **Central Air Conditioning**

Included: Ducted electric central air conditioning units and crane costs for replacements, clearing of condensate line

Excluded: Window units, circulation/recirculation pumps, condensation pumps, ductwork, non-ducted wall units, humidifiers, chillers, zone controls, dampers, filters

Maximum annual coverage: \$1,000

c. **Central Heating System**

Included: Ducted and water sourced primary central heating units (this equipment includes heat pump systems and packaged HVAC systems)

Excluded: Space heaters, circulation/recirculation pumps, ductwork, ductless systems, filters, humidifiers, electronic air cleaners, UV lights, registers, fuel storage tanks, grills, chimneys, flues, vents, zone controls, dampers

Maximum annual coverage: \$1,000

d. **Code Violations**

Included: When the correction of code violation(s) is required for a covered repair or replacement, **the Company will pay up to \$250 per term to correct it**

e. **Dishwasher**

Included: All, except specifically excluded below

Excluded: Racks, baskets, rollers, springs, removable trays, interior lining, lock assemblies

Maximum annual coverage: \$500

f. **Electrical System**

Included: Main electrical panel, outlets, switches, wiring, subpanels, and doorbells

Excluded: Solar components, damage due to power surges, inadequate capacity, low voltage systems

Maximum annual coverage: \$500

g. **Garage Door Opener**

Included: All, including hinges and springs, except specifically excluded below

Excluded: Garage doors, sensors, chains, tracks, rollers, wiring, loss of remote devices, batteries, lights

Maximum annual coverage: \$500

h. **Garbage Disposal**

Included: All, except specifically excluded below

Excluded: Problems or jams caused by bones, glass or non-food objects

Maximum annual coverage: \$500

i. **Jetted Bathtub**

Included: Mechanical parts such as accessible controls, accessible plumbing lines, air pumps, drains, gaskets, circulation pump motor

Excluded: Bathtub shell, caulking, grout, gaining access to equipment, tiles, tub enclosure, failures due to improper operation, rust

Maximum annual coverage: \$500

j. **Kitchen Refrigerator**

Included: All for the refrigerator that is located in the kitchen, except specifically excluded

Excluded: Racks, shelves, lighting, handles, water line restrictions, insulation/interior thermal shells, wine

coolers, mini refrigerators, door seals and gaskets, hinges, glass, AV equipment, internet connections, units moved out of the kitchen
Maximum annual coverage: \$500

k. **Microwave**

Included: For built in microwaves only, all, except specifically excluded below
Excluded: Interior lining, door glass, clocks, racks, knobs, meat probes, rotisseries, door handles
Maximum annual coverage: \$500

l. **Oven/Range/Cooktop**

Included: All, including range hoods, except specifically excluded below
Excluded: Rotisseries, lights, knobs, dials, racks, baskets, removable trays, door glass, interior lining, meat probe assemblies and clocks, glass or ceramic cooktops, accessories, self-cleaning mechanisms
Maximum annual coverage: \$500

m. **Plumbing & Drains**

Included: Within the interior of the main foundation of the home: leaks to drains, leaks to water lines, leaks to sewer lines, assemblies within toilet tank, fixtures and faucets, valves to shower, pressure regulators, pressure relief valves, interior hose bibs, risers, clearing of stoppages
Excluded: Sinks, bathtubs, exterior hose bibs, filters, ejector pumps, grinders, shower pans or enclosures, tub enclosures, toilet bowl or tank, toilet flanges, caulking or grouting, root damage, outside or underground piping, loss due to chemical or mineral deposits, water softeners, whirlpool tub pumps, access through/restoration of water damaged areas, anything outside of the main foundation
Maximum annual coverage: \$500

n. **Primary Sump Pump (Ground Water Only)**

Included: Mechanical parts and components that are permanently installed
Excluded: Ejector pumps, backup sump pumps, backup power assemblies and portable units
Maximum annual coverage: \$500

o. **Roof Leaks**

Included: Asphalt or clay shingles, slate, metal roofing and flashing
Excluded: Skylights, acts of God, chimney caps, improper installations
Maximum annual coverage: \$500

p. **Septic System & Ejector Pump**

Included: Septic tank and line from house, baffles, sewage ejector pump and switches, grinders, aerobic pump, aerator
Excluded: Drain field, tile fields, leach beds, clean out, insufficient capacity, blockages from tree roots or foreign objects, pumping, leach lines, field lines
Maximum annual coverage: \$500

q. **Washer & Dryer**

Included: All for one washer and one dryer, except specifically excluded below
Excluded: Plastic mini-tubs, soap dispensers, filter/lint screens, knobs & Dials, venting and damage to clothing
Maximum annual coverage: \$500

r. **Water Heater**

Included: All, except specifically excluded below
Excluded: Oil hot water tanks, auxiliary holding or storage/expansion tanks, circulation/recirculation pumps, losses from chemical or mineral deposits, insufficient capacity
Maximum annual coverage: \$500

s. **Water Softener**

Included: Mechanical parts & components of a single unit water softener and connecting water lines
Excluded: Water pressure issues, water purity or clarity, odor control, resin beds, salt replacement, corrosion, normal maintenance, purification systems, rented/leased equipment
Maximum annual coverage: \$500

t. **Well Water Pump**

Included: Pump, valves and regulators for main dwelling
Excluded: Holding or storage tanks, digging, locating pump, re-drilling of wells, well casings, pressure tanks, pressure switches or gauges, piping, electrical lines,

screens, pumps used for lawn sprinklers or other like systems

Maximum annual coverage: \$500

5. **Limitation of Liability.** Notwithstanding anything to the contrary set forth in this Contract:

- a. The Company will not cover any services performed on Equipment without Company's prior authorization or outside of the Coverage Period. Further, the Company will not cover costs related to previous improper installations of Equipment or the failure of Equipment to meet any code or legal requirements.
- b. The Company will not cover any damage to Equipment due to failure to maintain Equipment as instructed by manufacturers. Further, the Company is not liable for repairing any Equipment with manufacturer's defects or under manufacturer's warranty. The Company is not liable for indirect, incidental, special, or consequential damages, fire damage, water damage, failures due to power/electrical surge, damage due to weather/acts of God, missing parts, lost or imputed profits or revenues, or personal injury from a covered item even if advised of the possibility.
- c. The Company is not responsible for failure to provide reasonable service due to circumstances beyond its control. The Company will not be obligated to cover repairs to commercial grade or leased Equipment. Valuing systems beyond normal life expectancy will be at the sole discretion of the Company.

6. **Dispute Resolution.** Any controversy, dispute or claim arising out of or relating to this Contract, including whether the controversy, dispute or claim is arbitrable (each, collectively, a "**Dispute**"), shall be submitted to arbitration administered by the American Arbitration Association ("**AAA**") or its successor under the AAA rules in effect at the time the arbitration commences. The arbitration shall be conducted before a panel of three arbitrators selected and appointed in accordance with AAA rules, and will take place in the county in which the property is located. Each Party may be represented by one or more attorneys or other selected representative(s). Each Party will bear and pay equally the fees and expenses of AAA and each party will bear

its own attorneys' fees, costs and other expenses in connection with arbitration. Judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction thereof.

7. **Cancellation.** If this Contract is cancelled, you shall be entitled to a pro rata refund of the paid Contract fee for the unexpired term, less an administrative fee equal to the lesser of 10% of the contract price or \$25 and less all service (claims) costs incurred by the Company. Cancellations within 30 days of contract initiation are not subject to the proration or administrative fee.

8. **Multiple Units.** If this contract is for a Property that is a duplex, triplex, or fourplex dwelling, the invoice must reflect said property type in order for all of the units to be covered. Equipment that serves multiple units will only be covered if all Property units are covered by a Contract as of the repair request date. When multiple units are covered, each individual unit is subject to its own maximum annual coverage limits as identified above. However, the overall contract coverage is limited to the amount stated in Section 3a.

9. **Miscellaneous.**

- a. **Personally Identifiable Information.** By submitting any of your personally identifiable information, such as your name, address, email address, phone number or fax number, to us, you consent to our privacy policy located at www.achosahw.com/terms.
- b. **Severability.** If any term or provision of this Contract is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Contract or invalidate or render unenforceable such term or provision in any other jurisdiction.
- c. **Headings.** The headings in this Contract are for reference only and shall not affect the interpretation of this Contract.
- d. **Governing Law.** All matters arising out of or relating to this Contract shall be governed by and construed in accordance with the internal laws of the state in which the Property is located without giving effect to any choice or conflict of law provision or rule.

- e. Entire Agreement. This Contract (including the Invoice), constitutes the sole and entire agreement of the parties to this Contract with respect to the subject matter contained herein and therein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.



SERVICE PRICING GUIDE



Home Buyer's Coverage Options

	Months of Coverage			
	12	18	24	36
Core				
Single Family Home	\$ 500	\$ 745	\$ 950	\$ 1,350
Townhome or Condo	450	670	850	1,200
Duplex	950	1,410	1,790	2,640
Triplex	1,400	2,070	2,590	3,890
Fourplex	1,850	2,740	3,390	5,140
Prime				
Single Family Home	\$ 675	\$ 995	\$ 1,275	\$ 1,850
Townhome or Condo	625	925	1,175	1,700
Duplex	1,300	1,930	2,465	3,640
Triplex	1,925	2,860	3,590	5,270
Fourplex	2,550	3,790	4,715	6,890
Prime Plus				
Single Family Home	\$ 850	\$ 1,265	\$ 1,625	\$ 2,375
Townhome or Condo	800	1,185	1,525	2,225
Duplex	1,650	2,460	3,165	4,690
Triplex	2,450	3,650	4,640	6,840
Fourplex	3,250	4,840	6,115	8,990
Pro				
Single Family Home	\$ 1,400	\$ 2,085	\$ 2,725	\$ 4,025
Townhome or Condo	1,350	2,015	2,625	3,875
Duplex	2,750	4,110	5,365	7,990
Triplex	4,100	6,120	7,940	11,790
Fourplex	5,450	8,140	10,515	15,590

Optional Coverage 1/

	12	18	24	36
Ductless Mini-Split System	\$ 100	\$ 150	\$ 200	\$ 300
Pool & Spa (with Shared Equipment)	200	300	400	600
Additional Pool or Spa	200	300	400	600
Saltwater Pool & Spa (with Shared Equipment)	300	450	600	900
Additional Refrigerator	50	75	100	150
Stand Alone Freezer	50	75	100	150
Ice Maker	100	150	200	300
Conserve				
Single Family Home	25	35	45	65
Townhome or Condo	25	35	45	65
Duplex	50	70	90	130
Triplex	75	105	135	195
Fourplex	100	140	180	260
Conserve Plus				
Single Family Home	50	70	90	130
Townhome or Condo	50	70	90	130
Duplex	100	140	180	260
Triplex	150	210	270	390
Fourplex	200	280	360	520
Major Appliance Upgrade				
Single Family Home	75	110	150	225
Townhome or Condo	75	110	150	225
Duplex	150	220	300	450
Triplex	225	330	450	675
Fourplex	300	440	600	900

Home Sellers Coverage Options

Core	Listing Period
	\$ 25

New Construction Coverage Options

	Months of Coverage 36 *
New Construction	
Core	\$ 745
Prime	995
Prime Plus	1,265
Pro	2,085
New Construction Optional Coverage	
Ductless Mini-Split System	\$ 200
Pool & Spa (with Shared Equipment)	400
Additional Pool or Spa	400
Saltwater Pool & Spa (with Shared Equipment)	600
Additional Refrigerator	100
Stand Alone Freezer	100
Ice Maker	200
Conserve	45
Conserve Plus	90
Major Appliance Upgrade	150

* Coverage is for months 13-48 after home purchase



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(888) 509-2916 WWW.ACHOSAHW.COM

OUR SERVICE PROCESS



This document describes the process to use when a potentially covered item in your home breaks down due to normal wear and tear.

STEP 1 CALL CUSTOMER SERVICE (888) 509-2916 Option 2



Call us to make sure the item in question is covered by your plan, get a request number, and get recommended contractors (if you choose).

STEP 3 CALL US BACK AT (888) 509-2916 (Option 3) AFTER YOUR CONTRACTOR HAS DIAGNOSED THE PROBLEM



Call us back after the contractor has diagnosed the problem, but prior to the repair. We will speak to you and your contractor to determine the approved dollar amount that we will cover.

STEP 2 SCHEDULE YOUR LOCAL CONTRACTOR



Schedule the local contractor of your choice to come to your home and diagnose the problem.

STEP 4 AUTHORIZE THE CONTRACTOR TO PERFORM THE WORK



In this step, the contractor performs the work to get your home back in working order.

STEP 5 CALL US BACK AT (888) 509-2916 (Option 3) AFTER THE WORK IS PERFORMED TO YOUR SATISFACTION

Call us after you are satisfied with the work and we will arrange our portion of the payment to the contractor. You will be required to pay the lesser of a trade call fee or the actual cost of the service to your selected contractor. Further, if your selected contractor provides repairs or replacements to items not covered, or charges more than our allotted coverage limits, you will be required to pay those expenses.