



*First American
Home Warranty*SM



FIRST AMERICAN HOME WARRANTY PLANS



EAGLE PREMIER SAVE \$45
on our most comprehensive plan for a single-family home

New! Re-key service for buyers

**ENHANCED
COVERAGE
FOR HVAC**
No dollar limit on
refrigerant replacement,
covers mini-split ductless
systems, and
14 SEER

BASIC PLAN INCLUDES:

- Coverage for your home's crucial systems and appliances
- **COVERAGE FOR UNKNOWN CONDITIONS** which can include rust, corrosion, sediment, and problems resulting from lack of maintenance

STRUCTURAL OPTION available for single-family homes, includes foundation, only \$200

First American CRES Platinum home warranty plans protect your home and your budget.



**It's so
Easy to use**

**Go to fahw.com or
call 800.992.3400
any time a covered
item fails, 24/7.**

What is a home warranty?

A home warranty is a renewable service contract offering protection for a home's major systems and appliances. First American offers protection to home buyers, sellers, and current homeowners. A home warranty can protect home sellers from costs and delays during the listing period as well as protect home buyers from costly breakdowns after closing.

Why choose First American CRES Platinum?

First American is a leading provider of home warranties with the experience and strength of an industry leader. For over 30 years, First American has provided quality protection for homeowners across the nation, through more than 8.9 million home warranties.

An independent pre-screened local service technician will call and arrange a convenient time to come to your home. The technician will diagnose the problem and begin the repair or replacement process.

**There is no limit to the
number of service calls you
can make.**

When your covered systems and appliances fail – if we can't repair them, we will replace them.* Many of our customers place multiple calls each year and save hundreds to thousands of dollars in repair and replacement bills. Last year, nearly two-thirds of our customers filed at least one claim – and many filed more than one. As a result we paid out over \$169 million** for these repairs and replacements.

*In some instances, Homeowner and First American may agree to payment of cash in lieu of repair or replacement. Payment will be made based on First American's negotiated rates with its suppliers, which may be less than retail. Please review the sample contract for specific coverage, terms and limitations.

**Paid invoices net of service fees in 2017, prior to deductions and/or rebates.



What are the benefits?

With a First American home warranty, when a covered system or appliance fails, if we can't repair it, we'll replace it.* We have a network of independent pre-screened service providers and technicians and we are committed to providing you outstanding service and value.

Do I need a home warranty?

Home warranty coverage is the best way to protect your budget against expensive home system and appliance failures. A home warranty can also take the stress and hassle out of repairing or replacing home systems and appliances when they break down.

How can a home warranty protect my budget?

The repair and replacement cost graphic illustrates the impact home system and appliance breakdowns can have on your budget without the protection of a First American home warranty.

What's covered?

See page 4 for a sample contract of our product designed for home buyers and sellers, showing coverage and options available. It is important to understand what is and isn't covered in your specific plan, as well as coverage limitations.



First American Home Warranty Corporation (FAHWC) pays an advertising fee to CRES to market FAHWC's qualified home warranty products to the general public. The purchase of a home warranty is optional or can be purchased from other home warranty providers.

How do I order?

Choose your plan and options on page 11, and ask your real estate professional to order your coverage.

web: fahw.com | phone: 888.537.2420

Without a warranty?

If you don't have the protection of a First American home warranty, this is what home system and appliance breakdowns can cost:

	Repair	Replace
 Oven/Range	\$622	\$2,481
 Water Heater	\$535	\$1,414
 Refrigerator	\$700	\$2,546
 Air Conditioning	\$645	\$2,523
 Plumbing	\$439	\$1,431
 Heating System	\$634	\$2,610
 Electrical System	\$375	\$1,592

Based on actual invoices paid by First American in 2017 prior to service fees, deductions and/or rebates; costs may vary in your geographic region. Items listed may be optional or not available on some plans; please review the sample contract for specific coverage, terms and limitations.



SHOULD YOU NEED SERVICE PLEASE READ THIS CONTRACT CAREFULLY and then place your claim at firstam.com/warranty or by calling (800) 992-3400.

Have your Contract number, make or model of covered Item and complete street address available. You will pay the \$75 service call fee when the independent contractor (Contractor) arrives at your home (service call fee for Optional Structural is \$100 per call).

IMPORTANT

This is a Contract for repair or replacement of specified appliances and home systems. This Contract covers only the items specifically identified in this Contract as covered (Item(s)) and excludes all others. Items are not covered unless they are in safe working order at the start of coverage. To be covered, Items must be installed for diagnosis and located within the confines of the perimeter of the foundation of the primary living quarters or garage (except well pump, septic tank, sewage ejector pump, pressure regulator, air conditioning and pool/spa equipment; when applicable). This Contract provides coverage for unknown defects if the defect is not detectable through visual inspection or simple mechanical test (excluding renewal and non-real estate transaction customers). Items include malfunctioning systems and appliances due to lack of maintenance, rust, corrosion and chemical or sedimentary build-up. Unless specified otherwise, any dollar limit mentioned is in the aggregate. **First American Home Warranty Corporation (Company) will not reimburse you for services performed without prior approval.**

COVERAGE TIME AND RENEWAL

You must report defects or malfunctions to Company during the term of this Contract.

1. Coverage begins on Contract Effective Date and continues for 13 months, except;
 - A. Optional Seller's Coverage and Seller's Options (if elected) starts upon receipt of Contract number and continues until expiration of the initial listing period not to exceed 180 days or until close of sale or listing cancellation (whichever is first). Seller's Coverage may be extended at the discretion of Company.
 - B. New Construction Coverage begins 12 months after the close of sale and continues for 48 months.
2. Payment is due at close of sale and must be received by Company within 30 days.
3. Offer for future coverage is at Company's sole discretion. You will be notified of rates and terms for continuation of coverage.

BASIC CONTRACT COVERAGE

Company shows examples of components "not covered" to assist your understanding of this Contract; and examples are not exhaustive. **It is also important to review Limits of Liability as well as the Options Ordered section of your Home Warranty Summary page.**

PLUMBING – Covered

- Pressure regulators
- Circulating hot water pump
- Bathtub motor, pump and air switch assemblies
- Permanently installed sump pumps (ground water only)
- Valves: shower, tub, diverter, riser, angle stop and gate valves
- Leaks and breaks of water, drain, gas, vent or sewer lines (except caused by freezing)
- Toilet tanks, bowls and mechanisms (replaced with white builder's standard as necessary)

Not Covered: Fixtures, faucets, filter, shower head, shower arm, shower enclosure and base pan, caulking and grouting, septic tank, hose bibbs, flow restrictions in fresh water lines, water conditioning equipment, sewage ejectors, saunas or steam rooms, whirlpool jets and fire suppression systems.

NOTE: Company is only responsible for providing access for covered plumbing repairs through unobstructed walls, floors or ceilings and will return the opening to a rough finish. Coverage for diagnosis, access, repair or replacement of any geothermal or water source heat pump, glycol, heated water, steam or water heater/heating combination unit, Items located in or below a concrete slab and Items encased in or covered by concrete is limited up to \$1,500.

PLUMBING STOPPAGES – Covered

- Clearing of stoppages in sink, tub, shower drains and toilets. Clearing of sewer and mainline stoppages (including hydrojetting if stoppage is unable to be cleared with cable) to 125 feet of point of access where ground level cleanout is existing. Clearing of lateral drain lines to 125 feet from point of access including accessible cleanout, p-trap, drain or overflow access point.

Not Covered: Stoppages caused by foreign objects, roots, collapsed or broken lines outside the foundation, access to drain or sewer lines from roof vent and costs to locate, access or install a ground level cleanout.

HEATING – Covered

- Heat pump
- Radiators
- Gas valves to furnace
- Baseboard convectors
- Hydronic circulating pumps
- Mini-split ductless systems
- Heating elements
- Gas, electrical, oil furnaces
- Thermostats (including base)
- Heat pump refrigerant recharging

Not Covered: Auxiliary space heaters, cable heat, humidifier/dehumidifier systems or accessories, filters (including electronic air cleaners), registers, fuel storage tanks, heat lamps, fireplaces and key valves, baseboard casings and grills, chimneys, flues and vents, underground or outside components and piping for geothermal or water source heat pumps, well pumps and well pump components for geothermal or water source heat pumps, grain, pellet, or wood heating units (even if only source of heating), electronic, computerized, pneumatic and manual system management and zone controllers and heat pump refrigerant recapture, reclaim and disposal.

NOTE:

- Coverage for diagnosis, access, repair or replacement of any geothermal or water source heat pump, glycol, heated water, steam or water heater/heating combination unit. Items located in or below a concrete slab and Items encased in or covered by concrete is limited up to \$1,500.
- Coverage for heat exchangers which fail during optional seller's coverage is limited up to \$500.
- If Company determines that a package unit or the condenser of a central air conditioning or heat pump split system must be replaced, Company will replace the unit with a unit that meets current federal, state or local government efficiency standards. This note also applies to Central Air Conditioning.

WATER HEATER – Covered (Includes tankless water heaters)

- All parts, except;

Not Covered: Holding or storage tanks, flues and vents, fuel storage tanks and solar equipment.

NOTE: Coverage for diagnosis, access, repair or replacement of any geothermal or water source heat pump, glycol, heated water, steam or water heater/heating combination unit is limited up to \$1,500.

ELECTRICAL – Covered

- Wiring
- Junction boxes
- Conduit
- Circuit breakers (including ground fault)
- Panels and sub panels
- Door bells (including wiring)
- Plugs
- Switches and fuses
- Telephone wiring
- Smoke detectors

Not Covered: Computer, audio, video, intercom, fixtures, alarm – and all associated wiring or cables. Inadequate wiring capacity, sensor, relay, low voltage systems, power surges, timed circuits, phone jacks and wiring which is the property of the phone company.

NOTE: Company is only responsible for providing access for covered electrical repairs through unobstructed walls, floors or ceilings and will return the opening to a rough finish.

KITCHEN APPLIANCES – Covered

(Limit up to \$5,000 per appliance)

- Dishwasher
- Garbage Disposal
- Trash Compactor
- Instant Hot Water Dispenser
- Oven/Range/Cooktop
- Microwave Oven (built-in only)

Not Covered: Rotisseries, lights, knobs, dials, racks, baskets, rollers, removable trays, removable buckets, door glass, interior lining, lock assemblies, magnetic induction cooktops, meat probe assemblies and clocks (unless they affect the primary function of the unit).

GARAGE DOOR OPENERS – Covered

- Switches
- Motor
- Receiver unit
- Push arm
- Capacitor
- Center rail assembly
- Carriage

Not Covered: Remote transmitters, adjustments, doors, gates and gate motors, side rails, hinges and springs. Not Covered: Remote transmitters, adjustments, doors, hinges and springs.

CENTRAL VACUUM SYSTEM – Covered

- All parts, except;

Not Covered: Hoses and accessories which are removable.

NOTE: Company is not responsible for gaining or closing access to floors, walls or ceilings to locate the malfunction or to effect repair or replacement.

ATTIC AND EXHAUST FANS – Covered

- All parts.

CEILING FANS – Covered

- All parts, except;

Not Covered: Light kits and remote transmitters.

PEST CONTROL SERVICES – Covered

- Mice
- Spiders
- Silverfish
- Millipedes
- Ants (unless not covered)
- Pillbugs
- Roaches
- Centipedes
- Clover Mites
- Earwigs
- Crickets
- Sowbugs
- Ground Beetles

Not Covered: Fire ants, pharaoh ants, carpenter ants, fungus and wood destroying organisms, flying insects, termites, fleas, ticks and rats.

ADDITIONAL COVERAGE FOR BUYER AND OPTIONAL COVERAGE FOR SELLER

NOTE FOR SELLER: Central Air Conditioning and Ductwork coverage is optional for the Seller at an additional charge. If elected, Company will pay up to a combined maximum limit of \$1,000 during Seller's Coverage period for such coverage.

DUCTWORK – Covered

- Ductwork from the heating or cooling unit to the connection at register or grill.

Not Covered: Grills and registers, improperly sized ductwork, insulation, dampers, collapsed or crushed ductwork, ductwork damaged by moisture, ductwork where asbestos is present, costs for inspections, locating leaks to ductwork, diagnostic testing of ductwork when required by any federal, state or local law, regulation, or ordinance, or when required due to installation or replacement of any system equipment.

NOTE:

- Company is only responsible for providing access for covered ductwork repairs through unobstructed walls, floors or ceilings and will return the opening to a rough finish. Coverage for diagnosis, access, repair or replacement of any geothermal or water source heat pump, glycol, heated water, steam or water heater/heating combination unit. Items located in or below a concrete slab and Items encased in or covered by concrete is limited up to \$1,500.
- Coverage for ductwork repair or replacement is limited up to \$1,000.

ADDITIONAL COVERAGE FOR BUYER

The following coverage begins when payment is made at close of sale.

RE-KEY SERVICE – Covered

- The Re-key Service is available one-time per contract and includes the re-key of up to 6 keyholes and 4 copies of the new keys.

Not Covered: Sliding doors; garage door openers, replacement of deadbolts, knobs or associated hardware; broken or damaged locks; padlocks; gate, window, file cabinet, safe, desk or mailbox locks; or any other services provided by the locksmith.

NOTE: You will be responsible for payment directly to the locksmith for any additional services.

OPTIONAL COVERAGE FOR BUYER AND SELLER

NOTE FOR SELLER: Central Air Conditioning and Ductwork coverage is optional for the Seller at an additional charge. If elected, Company will pay up to a combined maximum limit of \$1,000 during Seller's Coverage period for such coverage.

NOTE FOR BUYER: The Contract holder may purchase optional coverage up to 60 days from Contract Effective Date. Such coverage is not effective until payment is received by Company and coverage terminates upon Contract expiration.

For new construction coverage, the Contract holder may purchase optional coverage at any time for brand new Items. Such coverage is not effective until payment is received by Company and coverage terminates upon Contract expiration.

CENTRAL AIR CONDITIONING – Covered if purchased

- Refrigeration System (Includes heat pump)
 - Thermostats
 - Refrigerant lines
 - Condensing unit
 - Air handling unit
 - Refrigerant recharging
 - Liquid and suction line dryers
 - Fuses, breakers, disconnect boxes and wiring
 - Evaporator coils (including thermostatic expansion valves)
- Evaporative Cooler
- Built-in Electric Wall Units
- Mini-Split Ductless Systems

Not Covered: Humidifier/dehumidifier systems or accessories, registers, grills, filters (including electronic air cleaners), gas air conditioners, window units, underground or outside piping and components for geothermal or water source heat pumps, cooler pads, roof jacks or stands, electronic, computerized, pneumatic and manual system management and zone controllers and refrigerant recapture, reclaim and disposal.

NOTE:

- Coverage for diagnosis, access, repair or replacement of any geothermal or water source heat pump, glycol, heated water, steam or water heater/heating combination unit is limited up to \$1,500.
- If Company determines that a package unit or the condenser of a central air conditioning or heat pump split system must be replaced, Company will replace the unit with a unit that meets current federal, state or local government efficiency standards.
- When replacing a central air conditioning or heat pump split system, Company will replace any covered component as well as modify the plenum, indoor electrical, air handling transition and duct connections as necessary to maintain compatibility and operating efficiency as required by the manufacturer of the replacement unit, including the installation of thermostatic expansion valves.

First Class Upgrade
Great Value!

FIRST CLASS UPGRADE – Covered if purchased

The following list is the additional coverage applied, when the First Class Upgrade is purchased. **Optional coverage (OPT)** must be purchased for the upgrade to apply to those items. Note: some items are not available **(NA)** for the seller.

Buyer Seller

OPT OPT **Air Conditioning:** Filters, registers, grills, window units.

OPT OPT **Cooling Lifting Equipment:** Company will cover fees associated with the use of cranes or other lifting equipment required to service roof-top air conditioning units.

- • **Heating:** Registers, grills, filters, heat lamps.
- • **Heating Lifting Equipment:** Company will cover fees associated with the use of cranes or other lifting equipment required to service roof-top heating units.
- OPT **Ductwork:** Grills, registers.
- • **Garage Door Openers:** Hinges, springs, remote transmitters.
- • **Plumbing:** Faucets (replaced with chrome builder's standard), shower head and shower arm, hose bibbs, toilets (replaced with like quality up to \$600 per occurrence).

OPT NA **Clothes Washer and Dryer:** Knobs, dials.

- • **Dishwasher:** Racks, baskets, rollers, knobs, dials.
- • **Microwave Oven (built-in only):** Interior lining, door glass, clocks, racks, knobs.
- • **Oven/Range/Cooktop:** Rotisseries, racks, knobs, dials, interior lining.
- • **Trash Compactor:** Removable buckets, knobs.
- • **Building Permits:** Where local building permits are required prior to commencing replacement of appliances, systems or components, Company will pay up to \$250 per occurrence for such local building permits. Company will not be responsible for replacement service when permits cannot be obtained.
- • **Recapture, Reclaim, Disposal:** Company will pay costs related to refrigerant recapture, reclaim and disposal (if required) and the removal of an appliance, system or component when Company is replacing a covered appliance, system or component.
- • **Improper Installations and Modifications:** Company will repair or replace a system or appliance (excluding roofs and ductwork) that was improperly installed, modified or repaired, or was not properly matched in size or efficiency at any time prior to or during the term of this contract provided the system is not undersized relative to the square footage of area being cooled or heated. In the event that a covered mismatched system or improper installation, modification or repair is in violation of a code requirement, Limited Code Upgrade applies.
- • **Limited Code Upgrade:** Company will pay up to \$250 to correct code violations when effecting approved repairs or replacements. Company may, at its option, pay the contract holder in lieu of performing the work.

OPTIONAL COVERAGE

NOTE FOR SELLER: The following optional coverage is not available.

NOTE FOR BUYER: The Contract holder may purchase optional coverage up to 60 days from Contract Effective Date. Such coverage is not effective until payment is received by Company and coverage terminates upon Contract expiration.

For new construction coverage, the Contract holder may purchase optional coverage at any time for brand new Items. Such coverage is not effective until payment is received by Company and coverage terminates upon Contract expiration.

POOL/SPA EQUIPMENT – Covered if purchased

- Salt water cell
- Timers
- Heating units
- Valves
- Circuit board
- Filters
- Pool sweep motor and pumps
- Above ground plumbing and electrical
- Pumps
- Pump motors

Not Covered: All cleaning equipment, including pop up heads, turbo and actuator valves, pool sweeps, liners, lights, structural defects, solar equipment, inaccessible components, humidifier/dehumidifier systems or accessories, jets and respective parts and components, fuel storage tanks, fill valves, electronic, computerized, pneumatic and manual system management and zone controllers, disposable filtration media, chlorinators, ozonators and other water chemistry control equipment and materials, auxiliary, negative edge, waterslide, waterfall, ornamental fountain and their pumping and motor systems or any other pump or motor that does not circulate water from the pool or spa directly into the main filtration system as its primary function, heat pumps, salt, panel box, remote controls and dials.

NOTE: Coverage for Salt Water Pool/Spa Equipment salt water cell and circuit board is limited up to \$1,500.

KITCHEN REFRIGERATOR – Covered if purchased

(Limit up to \$5,000)

- All parts, except;

Not Covered: Insulation, racks, shelves, drawers, tracks, handles, lights, interior thermal shells, food spoilage, stand alone freezers, refrigerators located outside kitchen area and refrigerant recapture, reclaim and disposal.

NOTE:

- Coverage is for any one of the following types of kitchen refrigerator/freezer units: a built-in kitchen refrigerator/freezer unit, a built-in combination of an All Refrigerator unit and an All Freezer unit, or a free standing kitchen refrigerator/freezer.
- Repair or replacement of ice makers, ice crushers, beverage dispensers and their respective equipment will only be completed when parts are available.

ADDITIONAL REFRIGERATION – Covered if purchased

(Limit up to \$1,000)

This option provides coverage for the following with a combined total of four appliances: additional refrigerator, wet bar refrigerator, wine refrigerator, free standing freezer and free standing ice maker.

- All parts of a refrigerator (including wet bar and wine refrigerator) and free standing freezer, except;

Not Covered: Kitchen Refrigerator, insulation, racks, shelves, drawers, tracks, handles, lights, ice makers, ice crushers, beverage dispensers and their respective equipment, interior thermal shells, food spoilage and refrigerant recapture, reclaim and disposal.

- Free standing ice maker:

All parts which affect the primary function of the ice maker and water dispenser, except;

Not Covered: Filters, removable components which do not affect the primary function, interior thermal shells, insulation and refrigerant recapture, reclaim and disposal.

CLOTHES WASHER AND DRYER – Covered if purchased

- All parts, except;

Not Covered: Plastic mini-tubs, soap dispensers, filter and lint screens, knobs and dials, venting and damage to clothing.

WELL PUMP – Covered if purchased

(Limited to one well pump per home; Limit up to \$1,500)

- All parts of well pump utilized as a source of water to the home, except;

Not Covered: Well casings, booster pumps, pumps used exclusively for irrigation, animals and non-living quarters, piping or electrical lines, holding, pressure or storage tanks, redrilling of wells, damage due to lack of water, tampering, well pump and well pump components for geothermal or water source heat pumps, improper installation and access to repair well pump system.

SEPTIC TANK PUMPING/SYSTEM – Covered if purchased

(Limit up to \$500 for tank system)

Pumping

- One time pumping per Contract if the stoppage is due to septic tank backup, except;

Not Covered: Septic tanks, leach lines, cesspool, mechanical pump or systems, cost of locating or to gain access to the septic tank, cost of hook-ups, disposal of waste and chemical treatment of the septic tank or sewer lines.

System

- Jet pump
- Sewage ejector pump
- Septic tank line from house to septic tank
- Aerobic pump

Not Covered: Seepage pits, leach lines, leach beds, and cleanout.

SEWAGE EJECTOR PUMP – Covered if purchased

(Limited to one pump per Contract; Limit up to \$500)

- All parts of sewage ejector pump not associated with the operation of a septic tank, except;

Not Covered: Basins and any costs associated with locating or gaining access to or closing access from the sewage ejector pump.

LIMITED ROOF LEAK – Covered if purchased

(Limit up to \$1,000)

- Leaks caused by rain to tar and gravel, tile, shingle, shake and composition roofs are repaired as long as leaks are caused by normal wear and tear and the roof was in water tight condition on Contract Effective Date. If replacement of the existing roof, in whole or in part, is necessary, Company's responsibility is limited to the estimated cost of repair of the leaking area only, as if the repair of that area were possible.

Not Covered: Roofs over detached structures, roof leaks caused by or resulting from: roof mounted installations, metal roofs, improper construction or repair, missing or broken materials, skylights, patio covers, gutters, drains, downspouts, scuppers, chimneys and defects in balcony or deck serving as a roof, routine periodic maintenance and consequential water damage.

Company will direct a Contractor to contact you for an appointment or, at its option, may authorize you to contact a Contractor directly. If authorized, you will be given a spending limit established by Company. Secondary or consequential water damage is not covered by this Contract.

NOTE: Service delays frequently occur during the first rains of the season or in heavy storms. While we will make every effort to expedite service, no guarantees can be made.

STRUCTURAL – Covered if purchased

(Limit up to \$10,000)

Coverage applies only when option is purchased and upon receipt of the completed, signed inspector checklist. Company will repair or replace covered structural components listed as functional on the checklist provided: a) there is an actual or anticipated failure of a covered component; b) the failure will vitally affect the use of the home for residential purposes and c) the covered component was in place, functional and permanently installed within the perimeter of the home on the effective date of coverage. Contract holder will pay a \$100 service call fee to our Contractor for every structural service call.

- Sole Plates
- Sill Plates
- Rafters
- Studs
- Foundation
- Girder Posts
- Headers
- Sheathing
- Partition Wall Studs
- Foundation Walls
- Plates and Ceiling Joists
- Floor Joists and Sub Floor
- Roof Sheathing and Roof Boards
- Load carrying structural components which constitute an integral part of the primary structure

Not Covered: Failure due to earthquake, weather, flood, land subsidence, slope failure, pest damage, improper construction, substandard building materials, design flaw, modifications that weaken a structural component or that compromise the structural integrity of the dwelling, failure of any component or system not listed above as covered or defects discovered prior to the effective date of coverage. Upgrades required by code, cosmetic defects and consequential loss or damage are not covered.

NOTE: Structural is not available for Condominium, Townhome or Mobile Home properties.

LIMITS OF LIABILITY

1. Common areas and facilities of mobile home parks and condominiums are not covered. Common systems and appliances not located within the confines of each individual unit are excluded.
2. Repairs or replacements required as a result of missing parts, fire, flood, smoke, lightning, freeze, earthquake, theft, storms, accidents, mud, war, riots, vandalism, improper installation, acts of God, damage from pests, lack of capacity or misuse are not covered by this Contract.
3. Liability is limited to repair or replacement cost of Item due to normal wear and tear. Cosmetic defects are not covered.
4. Company is not responsible for consequential, incidental, emotional distress, pain or suffering, tort or exemplary damages, secondary damage, loss resulting from the malfunction of any Item, or a Contractor's delay or neglect in providing, or failing to provide, repair or replacement of an Item.
5. Solar systems and components including holding tanks are not covered. Electronic, computerized, pneumatic and manual system management and zone controllers are not covered.
6. Company is not responsible for the following: any corrections, repairs, replacements, upgrades, inspections or other additional costs to comply with federal, state or local laws, utility regulations, zoning or building codes; paying any costs relating to permits, haul away fees, construction, carpentry or relocation of equipment; gaining or closing access to Items except where noted in this Contract; and, alterations or modifications made necessary by existing equipment or installing different equipment except where noted in the Central Air Conditioning section of this Contract. Company will not alter structure to effect repair or replacement, nor refinish or replace cabinets, countertops, tile, paint, wall or floor coverings or the like.
7. Company will not effect service involving hazardous or toxic materials, including asbestos or any other contaminants. Company is not responsible for any claim arising out of any pathogenic organisms regardless of any event of cause that contributed in any sequence to damage or injury. Pathogenic

organisms mean any bacteria, yeasts, mildew, virus, fungi, mold or their spores, mycotoxins or other metabolic products.

8. Contract covers only single family residential-use property, residential-use resale property or residential-use new construction property. Residential property over 5,000 square feet, multiple units, guest houses and other structures are covered if the appropriate fee is paid. Contract is for owned or rented residential property, not for commercial property or premises converted into a business, including but not limited to, nursing/care homes, fraternity/sorority houses or day care centers.
9. Company will determine, at its sole discretion, whether a covered system or appliance will be repaired or replaced. When replacing any appliance, Company will not pay for any failures that do not contribute to the appliance's primary function including, without limitation, TVs or radios built into the kitchen refrigerator. Company will replace with equipment of similar features, efficiency and capacity but is not responsible for matching brand, dimensions or color. Company may install a smaller capacity unit, including but not limited to water heaters and furnaces, if the projected output of the replacement unit is similar to, or greater than, the replaced existing unit. Company reserves the right to replace with a rebuilt component or part or repair systems and appliances with non-original manufacturer's parts.
10. Company may obtain a second opinion.
11. Company is not responsible for repairs arising from manufacturer's recall of covered Items, manufacturer's defects or for Items covered under an existing manufacturer's, distributor's or in-home warranty. The covered Items must be domestic or commercial grade and specified by the manufacturer for residential use.
12. Company is not responsible for repair or replacement of any system, appliance, component or part thereof that has previously, or is subsequently, determined to be defective by the Consumer Product Safety Commission or the manufacturer, and for which either entity has issued, or issues a warning or recall, or when a failure is caused by manufacturer's improper design, use of improper materials, formula, manufacturing process or manufacturing defect.
13. This Contract does not cover routine maintenance.
14. Company will repair or replace covered structural components listed as functional on the checklist provided the failure of the covered component will render the dwelling uninhabitable and the covered component was in place, functional and permanently installed within the perimeter of the home on the effective date of coverage.

CUSTOMER SERVICE

1. Telephone service is available at all times. During normal working hours your call will be dispatched within 4 hours of confirmation of coverage. The services contracted for will be initiated under normal circumstances by the Contractor within 48 hours after request is made by the Contract holder. Contract holder's telephone call to Company describing the problem is considered sufficient notice. Company will commence diagnosis without first requiring the completion of a written claim form or other such form of proof of loss. When your coverage is confirmed, Company will dispatch your call to a qualified Contractor. The Contractor will call you to schedule a mutually convenient appointment time; additional efforts are made in emergency situations. If you should request Company to perform non-emergency service outside of normal business hours, you will be responsible for payment of additional fees, including overtime charges.
2. Contract holder pays the \$75 service call fee for each separate trade call. Trade call means each visit by an approved Contractor, unless multiple visits are required to remedy the same problem. Persons dispatched for trade calls are independent contractors, not agents or employees of the Company. Company warrants Contractor's work for 30 days. If the Item fails outside this time

period, an additional service call fee will be charged. Failure to pay the service call fee may delay processing of future claims. Structural customers only: service call fee for Optional Structural is \$100.

3. Sometimes Company may not be able to locate a contractor to service your claim and may request that you contact an independent licensed contractor. Covered repairs or replacements will be authorized if the work can be completed at an agreed upon rate. If your contractor does not bill Company directly you will be reimbursed the authorized amount upon receipt of a paid invoice.
4. Contract holder and Company may agree on payment of cash in lieu of repair or replacement. Payment is made based on Company's negotiated rates with its suppliers, which may be less than retail.
5. Sometimes there are problems and delays in securing parts or equipment. When the Items are secured, they are installed promptly without any further service charge.

TRANSFER OF CONTRACT

If your covered property is sold during the term of this Contract, you have the right to assign this Contract provided that you notify Company of the change in ownership and must submit the name of the new owner by phoning (800) 444-9030 to transfer coverage.

CANCELLATION

Obligations of this Contract are backed by the full faith and credit of the Contract Provider, First American Home Warranty Corporation (Company), and are not guaranteed by a service contract reimbursement insurance policy.

Unless allowed by law, this Contract is noncancelable other than by mutual agreement of the Contract holder and Company.

Contract holder's request for cancellation must be in writing and can be submitted to cancellationsupport@firstam.com.

Company will not cancel your Contract except for any of the following reasons:

1. Nonpayment of Contract fees when due.
2. The subscriber's fraud or misrepresentation of facts material to the issuance of this Contract, or in presenting a claim for service thereunder.
3. This Contract provides coverage prior to the time that an interest in residential property to which it attaches is sold and the sale of the residential property does not occur.

If this Contract is cancelled, the Contract holder shall be entitled to a pro rata refund of the paid Contract fee for the unexpired term, less a \$50 administrative fee and all service costs incurred by Company.

YOUR DUTIES

You are responsible for the following: (i) Protecting appliances/systems; (ii) Reporting claims promptly; (iii) Installing and maintaining appliances/systems following manufacturer's specifications and (iv) Maintenance if the Contractor determines it is required to achieve manufacturer results of systems and appliances.

RESOLUTION OF DISPUTES

This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration.

All disputes and claims arising out of or relating to the Contract must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company and the Homeowner, Company and the Seller, and claims that arose prior to purchase of the Contract. This agreement to arbitrate applies to Company, Homeowner and Seller, and their respective parent and subsidiary companies, affiliates, agents,

employees, predecessors and successors in interest, assigns, heirs, spouses, and children. **As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.**

Any arbitration must take place on an individual basis, and Company, the Homeowner and the Seller agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to consider claims for injunctive or declaratory relief, or to grant relief affecting anyone other than the individual claimant.

The arbitration is governed by the Commercial Arbitration Rules and the Supplementary Procedures for Consumer Related Disputes (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is \$75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules.

The arbitration will take place in the same county in which the property covered by the Home Warranty Contract is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of this Warranty Contract.

AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all prior and contemporaneous agreements and understandings of the Parties. No modifications to this Agreement are effective unless in writing and signed by both Parties.

CA 10/18 Ver. P0.B/P0ZU.B/P0EPU.B/P1.B

First American home warranty plans have reasonable dollar limitations on coverages. Although this sample contract provides specific details, here is a quick reference for your convenience.

Warranty Coverage Dollar Limitations

DIAGNOSIS, ACCESS, REPAIR AND/OR REPLACEMENT LIMITS	
Steam, Heated Water or Glycol Heating,	
Concrete Encased Items	\$1,500
Per Appliance.....	\$5,000
Additional Refrigeration (up to 4 units)	\$1,000
Salt Water Pool/Spa Equipment.....	\$1,500
Seller's Central Air Conditioning and Ductwork	\$1,000
Well Pump	\$1,500
Limited Roof Leak.....	\$1,000
Structural	\$10,000
Ductwork	\$1,000
Toilet Replacement Under Upgrade (per occurrence)	\$600
Code Violations Under Upgrade.....	\$250
Permits Under Upgrade (per occurrence).....	\$250
Seller's Heat Exchanger.....	\$500
Septic Tank System	\$500
Sewage Ejector Pump	\$500

All Coverage limits are in the aggregate unless otherwise specified.

California CRES Platinum – Choose your coverage and options



Available Coverage **NEW 13 MONTH** BASIC, VALUE PLUS AND EAGLE PREMIER PLANS

	Basic Plan	Value Plus	Eagle Premier
\$75 Service Call Fee			
Property Type - under 5,000 sq. ft.	Buyer	Buyer	Buyer
Single-Family Home	\$335	\$480	\$575
Condo/Townhome/Mobile Home	\$295	\$420	\$505
Systems and Appliances	Buyer	Buyer	Buyer
SYSTEMS			
Heating	•	•	•
Ductwork	•	•	•
Electrical Systems	•	•	•
Garage Door Openers	•	•	•
Attic, Ceiling and Exhaust Fans	•	•	•
Central Vacuum System	•	•	•
PLUMBING			
Plumbing System <i>includes polybutylene piping</i>	•	•	•
Plumbing Stoppages	•	•	•
Toilet Tanks and Bowls	•	•	•
Water Heater	•	•	•
Circulating Pump	•	•	•
Sump Pump	•	•	•
Pressure Regulators	•	•	•
APPLIANCES			
Built-In Microwave	•	•	•
Dishwasher	•	•	•
Oven/Range/Cooktop	•	•	•
Garbage Disposal	•	•	•
Instant Hot Water Dispenser	•	•	•
Trash Compactor	•	•	•
OPTIONS			
Pest Control Services	•	•	•
Re-Key Service	•	•	•
Central Air Conditioning (electric)	\$80	•	•
First Class Upgrade (see page 6)	\$85	•	•
Clothes Washer and Dryer	\$80	\$80	•
Kitchen Refrigerator	\$50	\$50	•
Additional Refrigeration (up to 4 units)	\$50	\$50	\$50
Washer/Dryer/Kitchen Refrigerator	\$120	\$120	(included)
Pool and/or Spa Equipment	\$170	\$170	\$170
Limited Roof Leak	\$100	\$100	\$100
Structural*	\$200	\$200	\$200
Septic Tank Pumping/System	\$75	\$75	\$75
Sewage Ejector Pump	\$35	\$35	\$35
Well Pump	\$85	\$85	\$85

*\$100 Service Call Fee for Structural. Not available for Condominium/Townhome/Mobile Home.

Our plans cover unknown conditions which can include rust, corrosion, sediment, problems resulting from lack of maintenance and much more!

Order online, by phone, or fax:

web: fahw.com | phone: 888.537.2420 | fax: 800.772.1151

Buyer's coverage for 13 months, seller's listing coverage maximum 180 days.

Seller's basic and optional coverage requires the purchase of buyer's coverage.

Listing Coverage for Sellers

under 5,000 sq. ft.

Single-Family Home \$.92/day
Condo/Townhome
Mobile Home \$.81/day

Optional Coverage for Sellers

Air Conditioning/
Ductwork Coverage \$.22/day
First Class Upgrade
(See page 6) \$.23/day

Buyer's Coverage for Multiple Units and New Construction

under 5,000 sq. ft.

Duplex \$470
Triplex \$705
Fourplex \$940
New Construction \$505

Log in at fahw.com to get a quote for option pricing.

Call 888.537.2420 for quotes on:

homes over 5,000 sq. ft., 5-10 units, guest homes and optional coverage pricing for new construction and multiple unit homes.

See contract for coverage details.





Application If placing your order online or by phone, complete this application and have your information ready.

1. Address to be Covered

Street Address, Unit #, City, State, Zip, REAL ESTATE COMPANY, Office Phone #, Referring Agent, Representing, Buyer, Seller, Email, OTHER BROKER COMPANY, Office Phone #, Agent, Representing, Buyer, Seller, Email, CLOSING COMPANY, Closing Officer's Name, Office Phone #, Estimated Close Date, File #, BUYER'S Name, Phone #, Email, SELLER'S Name, Phone #, Email

2. Select Coverage and Options

Basic Plans

\$75 Service Call Fee — Prices listed are for homes under 5,000 sq. ft.

Buyer's Coverage

Buyer's coverage 13 months.

- Single-Family Home \$335, Condominium/Townhome/Mobile Home \$295

Multiple Units

Buyer's coverage only. Not available for New Construction. Log in at fahw.com to get a quote for option pricing.

- Duplex \$470, Triplex \$705, Fourplex \$940

New Construction

Buyer's coverage only. Covers years 2-5.

Log in at fahw.com to get a quote for option pricing.

- Single-Family Home/Condominium/Townhome/Mobile Home \$505

Value Plus Plans

Buyer's coverage includes Basic Plan, Air Conditioning and First Class Upgrade.

- Single-Family Home (\$20 Savings!) \$480, Condominium/Townhome/Mobile Home (\$40 Savings!) \$420

Eagle Premier Plans

Buyer's coverage includes Basic Plan, Air Conditioning, First Class Upgrade, Kitchen Refrigerator and Clothes Washer/Dryer.

- Single-Family Home (\$45 Savings!) \$575, Condominium/Townhome/Mobile Home (\$75 Savings!) \$505

Optional Coverage

Seller's basic and optional coverage requires the purchase of buyer's coverage.

For Seller Seller's listing coverage maximum 180 days.

- Single-Family Home Basic Plan \$.92/day, Condominium/Townhome/Mobile Home \$.81/day, Air Conditioning/Ductwork Coverage \$.22/day, First Class Upgrade (see page 6) \$.23/day

For Buyer Buyer's optional coverage is available when basic buyer's coverage is selected. (\$100 Service Call Fee for Structural. Not available for Condominium/Townhome/Mobile Home.)

- Central Air Conditioning (electric) \$80, First Class Upgrade (see page 6) \$85, Clothes Washer/Dryer \$80, Kitchen Refrigerator \$50, Additional Refrigeration (up to 4 units) \$50, Washer/Dryer/Kitchen Refrigerator (\$10 savings) \$120, Pool and/or Spa Equipment (Includes Salt Water Pool/Spa Equipment. No additional charge if separate equipment.) \$170, Limited Roof Leak \$100, Structural \$200, Septic Tank Pumping/System \$75, Sewage Ejector Pump \$35, Well Pump \$85

Optional Coverage Total \$

Home Warranty Plan \$ + Optional Coverage \$ = Total \$

3. Acceptance or Waiver

I ACCEPT the home warranty coverage and options I have marked above.

I DECLINE the benefits of this coverage. I agree not to hold the above real estate company, broker and/or agents liable for the repair or replacement of a system or appliance that would otherwise have been covered by this plan.

Signature Date

The real estate agent offering this program does so as a service to protect their client's best interest. They receive no direct commission or compensation from First American Home Warranty. Member of the NATIONAL HOME SERVICE CONTRACT ASSOCIATION.

Agents: Please give your client a sample contract. Contract will be sent to the buyer upon receipt of payment by First American. Confirmation #



Get the benefits of First American home warranty coverage today.

Top 10 home warranty FAQs

1. What is a home warranty?

A home warranty is typically a one-year service contract designed to protect the family budget from unexpected, costly repairs on home systems and appliances.

2. What is covered in the plans?

There are several plans and options to choose from to best suit the home's specific requirements. Basic plans typically include coverage for: kitchen appliances, water heaters, plumbing, plumbing stoppages, electrical, heating system, ductwork, instant hot water dispenser, whirlpool bath motor and pump assemblies and more. Optional covered items can range from pool/spa equipment, washer/dryer, kitchen refrigerator, air conditioning, well pump and more. Plans and optional covered items vary in geographic areas and are detailed in First American contracts.

3. What is a service call fee?

This is the fee paid to the service technician at the time of the appointment.

4. Is it safe to assume there are no costs other than the service fee when a covered item breaks down?

Unfortunately, no. A home warranty covers only items listed as covered and excludes all others. For instance, costs could arise for the homeowner from modifications or code upgrades when a system or appliance is replaced.

5. Who do I contact when covered items fail?

Any time a covered item fails, contact First American at fahw.com or call 800.992.3400 to request service. It is important that First American is contacted first, we do not reimburse for services performed without approval.

6. How does the claim process work?

Once First American receives the request and coverage is confirmed, a local service technician will call the homeowner to arrange a mutually convenient day and time to go to the home and diagnose the failure.

7. How quickly are claims handled?

Once coverage is confirmed, the contractor typically receives the claim dispatch within four hours during regular business hours. Normally, the services will be initiated by the technician within 48 hours after the request is made. Simple repairs are usually made on the first visit, however, if items must be ordered an additional visit(s) may be needed to complete the repair or replacement.

8. What is an emergency repair and how are these claims handled?

First American considers it an emergency when the failure of a covered item renders the home uninhabitable; in these circumstances, First American will make all reasonable efforts to expedite emergency service.

9. How is it determined if a failure is covered or not?

In general, coverage is limited to failures caused by normal wear and tear and limited to the terms of the contract. For example, cosmetic defects are not covered.

10. How are known pre-existing conditions determined versus unknown pre-existing conditions?

Unknown conditions are covered if, at the time coverage begins, the defect or malfunction is not known or could not have been reasonably observed by looking at or operating the system or appliance.

Order online, by phone, or fax:

fahw.com | 888.537.2420
Fax: 800.772.1151
Service: 800.992.3400



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