

## Advantages of Home Warranty Protection

Home warranties are like insurance policies which guarantee an existing home's covered mechanical systems and major built-in appliances against breakdown due to normal wear and tear for a specified period of time before or after a sale. The provider acts as a contact when a problem occurs, then contacts an authorized service representative who will schedule a time to diagnose and remedy the problem. Besides the cost to the purchaser of the warranty, the charge for service calls is minimal. Home warranties can benefit both buyers and sellers in the following ways:

**SELLERS** – A home warranty can provide a competitive edge against other homes in the marketplace, while granting greater peace-of-mind to the sellers and minimizing their after-sale liability. In some cases a home warranty may generate a higher sales price or reduce market time.

**BUYERS** – Moving entails enough expense without having to absorb occasional unexpected repair costs. Buyers will feel greater confidence knowing that any necessary repairs to covered systems will be made promptly and economically by a qualified service technician.

A home warranty can be provided by the seller or purchased by the buyer. Ask your agent to share with you information concerning specific Home Warranty programs available in this area.

After reviewing the above information with my/our realtor, I/we elect

\_\_\_\_\_ to purchase          \_\_\_\_\_ not to purchase

Home Warranty Coverage at this time.

Date: \_\_\_\_\_

Client: \_\_\_\_\_

Agent: \_\_\_\_\_

Client: \_\_\_\_\_

Property Address: \_\_\_\_\_  
\_\_\_\_\_