American Home Shield®

Real estate home warranty plans

This is more than a home warranty — it's a way of life.

Don't worry. Be warranty.

Coverage may not be available in all areas.

American Home Shield®

Protection for your time and your money.

We like to call it home warranty harmony.

What is a home warranty, anyway?

A home warranty is a one-year service agreement that covers the cost to repair or replace parts of home systems and appliances that experience a covered breakdown.

Ok, but will you cover my home?

We cover single-family homes, older homes, condos, townhomes, duplexes, triplexes, and fourplexes, new construction, and mobile homes.*

How do home warranties work?

With protection from American Home Shield, you know exactly what to do when things go wrong. Plus, our service request process is fast and easy.

1. Request service online at ahs.com or by phone at 800.776.4663. Pay your Service Fee.

2. We assign a local, qualified Pro.

3. Your covered home system or appliance is repaired or replaced.

Do I need a home warranty?

We think so. In fact, 1 in 4 new home buyers use their home warranty within the first 60 days of coverage.

*Subject to 10,000 sq. ft. maximum.

See the plan agreement at **ahs.com/contracts** for coverage details, including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply.

New Jersey Residents: The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

Confidence meets convenience.

Different homes have different needs, so we offer three real estate home warranty plans to fit every home and budget. Choose the one that works best for you and your new home, and move in knowing your home is protected.

ShieldEssential℠ includes covered parts of many major home systems, like HVAC, electrical, and plumbing, plus a variety of additional home items.

ShieldPlus℠ includes all systems in the ShieldEssential plan, plus many major appliances like your clothes washer, dryer, refrigerator, stove, and more.

ShieldComplete℠ includes all systems and appliances in the ShieldEssential and ShieldPlus plans, plus additional items — one free HVAC tune-up,* modifications coverage up to $1,000, roof leak repair coverage up to $1,000,** unlimited refrigerant and more.

Our most comprehensive coverage

See state-specific product and pricing flyer for more information.

Scan this QR code to view our sample agreements.

*Tune-ups are offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. Tune-ups are available seasonally (spring: A/C; fall: heating). With the ShieldComplete plan, your first tune-up of one unit is included for free per agreement term. Service dates are limited and may vary based upon location, Pro availability, and weather. For buyer use only.

**Roof leak repair coverage not available for condos/townhomes/mobile homes. For buyer use only.

See the plan agreement at **ahs.com/contracts** for coverage details, including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply.

Seller Coverage Option

For up to six months while the home is on the market, sellers can get coverage for the same home systems and items included in the **ShieldEssential** plan. Best of all, no payment is due until the home closes.

Note: The Seller Coverage Option can be a great negotiating tool in real estate transactions when submitting offers or negotiating home inspection issues.*

*Coverage includes undetectable, pre-existing breakdowns.
Subject to a $1,500 cap during the listing period. Renewable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

We sweat the small stuff for you.

Rest easy. Our coverage is Livable and Forgivable. With our Shield Assurances, we take care of things other home warranty companies might not, like:

- Normal wear-and-tear, no matter the age of a covered item
- Unknown, pre-existing breakdowns
- Items without maintenance records
- Duplicates of the same item, like that extra A/C unit
- Removal of defective equipment
- Refrigerant recapture, reclaim and disposal
- Breakdowns caused by improper installations or repairs; insufficient maintenance; rust, corrosion and sediment; and mismatched HVAC systems

See the plan agreement at **ahs.com/contracts** for coverage details, including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply.

30-day workmanship guarantee

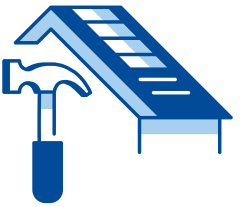
With our 30-day workmanship guarantee, if you have an issue with your completed repair within 30 days of service, we'll send a Pro back out for no additional cost.

Home warranty protection. With extras.

Your home extends beyond four walls — shouldn't your home warranty? You can add additional coverage to your plan, making us your go-to for pool problems, TV troubles, and more. Plus, all of our home warranties include access to discounted maintenance services to help you take good care of your biggest investment.

Additional coverage options*

- **Seller Coverage Option****
- **Roof Leak Repair†** (included in plan price of **ShieldComplete**, and can be added to other plans)
- **Electronics Protection Plan††**
- **Well Pump**
- **Septic System Pumping and Septic Sewage Ejector Pump**
- **Pool/Spa Equipment**
- **Guest Unit**
- **And more**



Roof Leak Repair Coverage

Member benefits*

- **Smart Home Tech Installation and Setup Services‡**
- **Pre-season HVAC Tune-ups¶** (one free tune-up included in **ShieldComplete**)
- **And more**

Building from the ground up?

We cover new construction, too.

Stay protected from years two through five after the builder's warranty expires. This plan can also be purchased anytime within the first year after closing on a new construction home.

***Additional coverage and member benefits are not included in the Seller Coverage Option. For buyer use only. Optional coverages contain coverage limits. See the plan agreement at ahs.com/contracts for additional optional coverage limitations and exclusions.**

****Seller Coverage Option:** Subject to a $1,500 cap during the listing period. Renewable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

†**Roof Leak Repair Coverage:** Not available for condos/townhomes/mobile homes.

††**Electronics Protection Plan:** The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with an American Home Shield® home warranty. Plan is subject to a $2,000 per claim limit and a $5,000 aggregate claim limit.

‡**Smart Home Tech Installation and Setup Services:** Smart home tech installation and setup services are provided by a third party. Not available in all areas.

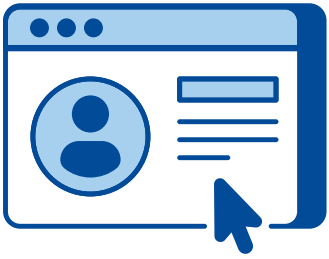
¶**Pre-season HVAC Tune-ups:** Tune-ups are offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. Tune-ups are available seasonally (spring: A/C; fall: heating). With the ShieldComplete plan, your first tune-up of one unit is included for free per agreement term. Service dates are limited and may vary based upon location, Pro availability, and weather.

Don’t worry.
Be warranty.

Talk to your real estate professional about joining American Home Shield. Once you become a member, register for MyAccount to access and manage your home warranty plan at **ahs.com/my-account**.

MyAccount makes it easy to:

- **Submit a service request online 24/7**
- **Review your plan details**
- **Get your Pro’s contact info**
- **See service request status updates**
- **Easily renew and/or add coverage**
- **And more!**



Real estate professionals can place orders on behalf of clients by registering for Partner Portal at **pro.ahs.com**.

For sales info, call **800.735.4663**, ext. 1.

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American Home Shield®

Coverage Overview

Real estate home warranty plans and pricing

All coverages may not be available in all areas.

	BEST COVERAGE Shield Complete℠	Shield Plus℠	Shield Essential℠	Seller Coverage Option
Systems				
Air Conditioning (including geothermal systems)	●	●	●	●
Heating (including geothermal systems)	●	●	●	●
Plumbing	●	●	●	●
Ductwork	●	●	●	●
Electrical	●	●	●	●
Water Heaters	●	●	●	●
Appliances				
Clothes Washers	●	●		
Clothes Dryers	●	●		
Refrigerators	●	●		
Built-in Microwave Ovens	●	●		
Dishwashers	●	●		
Garbage Disposals	●	●		
Ranges/Ovens/Cooktops	●	●		
Additional Home Items				
Ceiling Fans	●	●	●	●
Doorbells	●	●	●	●
Garage Door Openers	●	●	●	●
Built-in Exhaust Fan (including bathroom, attic, and whole house fans)	●	●	●	●
Installed Instant Hot/Cold Water Dispensers	●	●		
Coverage Limits Limits shown are available per agreement term.				
HVAC or Ductwork Limit (per system*)	$15,000	$15,000	$15,000	$1,500
Refrigerant (¶included in the $15,000 HVAC limit)	Unlimited	$10/lb¶ covered	$10/lb¶ covered	$10/lb¶ covered
Roof Leak Repair	$1,000	$1,000 w/Add-on	$1,000 w/Add-on	–
Appliances (per item)	$7,000	$4,000	–	–
Correction of Code Violations, Permits, and Modifications (shared limit for all)	$1,000	–	–	–
Correction of Code Violations	Included above	$250 Initial term only	$250 Initial term only	$250
Permits	Included above	$250 Initial term only	$250 Initial term only	$250
Modifications	Included above	–	–	–
Member Benefits Fees vary by service and are due at time of request. Additional terms and conditions may apply.				
⊕ Rekey Service**	Price of Service Fee	Price of Service Fee	Price of Service Fee	–
⊕ Smart Home Tech Installation and Setup Services†	Available	Available	Available	–
⊕ Pre-season HVAC Tune-ups‡	One included	$100/unit	$100/unit	–
⊕ Discounts for New HVAC Systems§	Available	Available	Available	Available

Shield Assurances

Included in all plans:

- Normal wear-and-tear, no matter the age of a covered item
- Unknown, pre-existing breakdowns
- Items without maintenance records
- Duplicates of the same item, like that extra A/C unit
- Removal of defective equipment
- Breakdowns caused by improper installations or repairs; insufficient maintenance; rust, corrosion and sediment; mismatched HVAC systems
- Refrigerant recapture, reclaim and disposal
- Permits and correction of code violations

(See details on chart to the left)

Seller Coverage Option

Cover your home for up to 6 months while it's on the market with all the same home systems and items from the Shield**Essential** plan. Best of all, no payment is due until the home closes.

Subject to a $1,500 cap during the listing period. Renewable upon review at the discretion of American Home Shield after 6-month period, up to 12 months.

Scan this QR code to view our sample agreement.

Real estate professionals can order on your behalf by:

1. Visiting **pro.ahs.com**
2. Calling **800.735.4663, ext. 1**
3. **Mailing enrollment application with payment:**
   AHS, P.O. Box 650993,
   Dallas, TX 75265-0993
4. **Emailing enrollment application without payment:**
   AHSREOrders@ahs.com

*Geothermal, glycol, hot water, and steam circulating systems subject to item specific limit of $2,000.

****Rekey Services:** Rekey services are offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. For buyer use only. Not available in all areas.

†**Smart Home Tech Installation and Setup Services:** Smart home tech installation and setup services are provided by a third party. For buyer use only. Not available in all areas.

‡**Pre-season HVAC Tune-ups:** Tune-ups are offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. Tune-ups are available seasonally (spring: A/C; fall: heating). With the ShieldComplete plan, your first tune-up of one unit is included for free per agreement term. Service dates are limited and may vary based upon location, Pro availability, and weather. For buyer use only.

§**Discounts for New HVAC Systems:** The New HVAC Program is offered by Frontdoor Pro and performed by a Frontdoor Pro independent service contractor. Not available in all areas.

See the plan agreement at ahs.com/contracts for coverage details including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply. Coverage may not be available in all areas.

The plan agreement is subject to $50,000 aggregate limit of liability.

For Real Estate Professional use in VA

Service Fee $125

American Home Shield®

Pricing

	BEST COVERAGE ShieldComplete 1 Year	ShieldComplete 2 Year	ShieldPlus 1 Year	ShieldPlus 2 Year	ShieldEssential 1 Year	ShieldEssential 2 Year	Seller Coverage Option
Single-family Home (SFH)	☐ **$840**	☐ $1,680	☐ **$730**	☐ $1,460	☐ **$575**	☐ $1,150	☐ **$65**
Condo/Townhome/Mobile Home	☐ $715	☐ $1,430	☐ $605	☐ $1,210	☐ $450	☐ $900	☐ $65
New Construction SFH (Years 2-5)	☐ $1,385		☐ $1,205		☐ $950		
New Construction Condo (Years 2-5)	☐ $1,180		☐ $1,000		☐ $745		

⊕ Optional Coverage for Buyers

	SFH/Condo/Townhome/Mobile Home 1 Year	SFH/Condo/Townhome/Mobile Home 2 Year	New Construction (Years 2–5)
Electronics Protection Plan*	☐ $168		
Roof Leak Repair (included in ShieldComplete; not available for condos/townhomes/mobile homes)	☐ $100	☐ $200	
Specialty Units** (built-in bar fridges, kegerators, and drawer refrigerators)	☐ $15	☐ $30	☐ $25
Well Pump (not available for condos/townhomes/mobile homes)	☐ $100	☐ $200	☐ $165
Septic System Pumping and Septic Sewage Ejector Pump (not available for condos/townhomes/mobile homes)	☐ $75	☐ $150	☐ $125
Pool and Built-in Spa Equipment†	☐ $285	☐ $570	☐ $470
Saltwater Pool and Built-in Spa Equipment†	☐ $400	☐ $800	☐ $660

NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. ft. To obtain quotes for single-family homes over 5,000 sq. ft., or for guest unit pricing and multiple unit properties (such as duplex, triplex, and four-plexes), please call 800.735.4663. Optional coverages contain coverage limits. See the plan agreement at ahs.com/contracts for additional optional coverage limitations and exclusions.

Enrollment Form

Property Information

Property Address to be Covered

City | State | ZIP

Home Sq. Ft. | Listing Expiration Date (if selling)

Seller

First Name | Last Name

Phone Number | Email Address

Mailing Address (only if different from covered property)

Buyer

First Name | Last Name

Phone Number | Email Address

Mailing Address (only if different from covered property)

Closing Company

Closing Company Name | Main Office Phone Number

Closing Company Address | Fax Phone Number

City | State | ZIP

Estimated Closing Date | Closing Number

Closing Representative Name

Closing Rep Email

Real Estate Company

Initiating Real Estate Associate ☐ Buyer ☐ Seller

Real Estate Company | Main Office Phone Number

Real Estate Office Address

Agent Name

Agent Mobile Phone Number | Agent Email

Buyer Home Warranty	$ _____
Buyer Optional Coverage Total	$ _____
Seller Coverage Option	$ _____
Grand Total	**$** _____

☐ **I accept** the benefits of American Home Shield home warranty coverage.

☐ **I decline** the opportunity to purchase American Home Shield home warranty coverage.

Home Buyer or Seller Signature **Date**

☐ I (real estate professional) have presented American Home Shield home warranty coverage to my client.

American Home Shield may provide compensation to real estate brokers and their related companies for services provided in connection with its home warranty program. In connection with the program, a broker may provide information regarding you and your home to American Home Shield. By submitting this Enrollment Form, you authorize the broker to share such information with American Home Shield and authorize American Home Shield to use such information in connection with its program. You are not required to buy a home warranty and, if you want one, you are not required to buy it through a broker or sales associate.

***Electronics Protection Plan:** The Electronics Protection Plan is provided by Allstate Protection Plans and can only be purchased in conjunction with an American Home Shield home warranty. Plan is subject to a $2,000 per claim limit and a $5,000 aggregate claim limit.

**Available only with the ShieldPlus and ShieldComplete plans.

†If equipment is not shared, only one or the other is covered unless an additional fee is paid.

See the plan agreement at ahs.com/contracts for coverage details including service fees, limitations and exclusions. Coverage limits and charges for non-covered items may apply.

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