

Premium Home Protection Plan Terms and Conditions

This Service Agreement covers the following: Exterior Water Service Line, Exterior Sewer/Septic Line, Interior Plumbing and Drainage, Exterior Electrical Line, Interior Electrical Line, Water Heater, Heating, Cooling, Gas Line ("Systems").

YOUR ENCLOSED DECLARATION PAGE IS AN INTEGRAL PART OF YOUR SERVICE AGREEMENT AND ALONG WITH THESE TERMS AND CONDITIONS CONSTITUTE YOUR ENTIRE AGREEMENT

HomeServe USA Repair Management Corp. ("HomeServe") is the entity that will administer the service under this Service Agreement. You may contact HomeServe by mail at 1232 Premier Drive, Chattanooga, TN 37421 or by calling toll-free 1-877-444-7750. North American Warranty, Inc. ("NAW", "Provider", "We", "Us" or "Our") is the entity obligated to provide service under this Service Agreement. You may contact NAW by mail at 175 West Jackson Blvd., Chicago, IL 60604, or by calling toll-free 1-866-918-4680.

Exterior Water Service Line

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of a leaking, low pressure, or permanently blocked Exterior Water Service Line, for which You have sole responsibility, that supports Your Residence. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below. An Exterior Water Service Line is the line that supplies fresh water to Your Residence from Your Property boundary or external wall of Your well casing to the external wall of Your Residence. Any part of Your Exterior Water Service Line beyond these linear limits will not be covered. Low pressure means less than 30 pounds per square inch with 2 or fewer fixtures open.

Restoration: Restoration to any area disturbed by the repair that is on Your Property and outside Your Residence is limited to: filling, raking and reseeding of grass, reinstallation of existing soft landscaping and shrubbery and patching of paved surfaces. We cannot guarantee the survival of any living materials disturbed by the repair and will not be responsible for the replacement of any decorative paving, pathways or landscaping features.

Exterior Sewer/Septic Line

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of a leaking or permanently blocked Exterior Sewer Line or Exterior Septic Line for which You have sole responsibility, that supports Your Residence. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below. An Exterior Sewer Line is the line that takes waste water from the external wall of Your Residence to Your Property boundary. An Exterior Septic Line is the line that takes waste water from the external wall of Your Residence to the point of connection to Your septic tank on Your Property. Any part of Your Exterior Sewer/Septic Line beyond these linear limits will not be covered.

Restoration: Restoration to any area disturbed by the repair that is on Your Property and outside Your Residence is limited to: filling, raking and reseeding of grass, reinstallation of existing soft landscaping and shrubbery and patching of paved surfaces. We cannot guarantee the survival of any living materials disturbed by the repair and will not be responsible for the replacement of any decorative paving, pathways or landscaping features.

Interior Plumbing and Drainage

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of a leaking, partially or permanently blocked Interior Plumbing and Drainage System for which You have sole responsibility, that supports Your Residence. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below. An Interior Plumbing and Drainage System includes all of the water service and drainage pipes within the interior limits of Your Residence.

Exterior Electrical Line

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of the following components of an overhead or underground exterior electrical line ("Exterior Electrical Line"), for which You have sole responsibility, that supports Your Residence: weather head, insulator, riser, meter base, and service entrance conductor, from Your utility's responsibility to the external wall of Your Residence.

You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below. Any component of Your Exterior Electrical Line not specifically listed as covered will not be covered.

Restoration: Restoration to any area disturbed by the repair that is on Your Property and outside Your Residence is limited to: filling, raking and reseeding of grass, reinstallation of existing soft landscaping and shrubbery and patching of

paved surfaces. We cannot guarantee the survival of any living materials disturbed by the repair and will not be responsible for the replacement of any decorative paving, pathways or landscaping features.

Interior Electrical Line

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of the failing Interior Electrical Line for which You have sole responsibility, that supports Your Residence. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below. An Interior Electrical Line is the high voltage wiring that services the interior limits of Your Residence, from and including the breaker panel or fuse box, up to and including switches and outlets.

Water Heater Repair And Replacement

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of Your electric, natural gas ,or propane water heater ("Water Heater") for which You have sole responsibility, that supports Your Residence. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below.

In the event that You have a covered repair and We are unable to repair Your Water Heater to its operational use, We will make available the remainder of Your benefit amount to be used toward the purchase and installation of a Water Heater replacement, most similar in capacity and/or functionality.

Heating

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of the following components of the natural gas, propane, or electric central forced-air or circulating hot water central heating system ("Heating System"), for which You have sole responsibility, that supports Your Residence: Air scoops, aquastat, barometric damper, belts and pulleys, blower motors and assembly, circuit boards, circulators, ECO safeties, fan and limit controls, fusible links, gas valves, ignition controls, induced draft motor, blower, low water cutoff, main and pilot burners, pilots and thermocouples, pressure switch, regulator valves, relays, spill switches, transformers.

Any component of Your Heating System not specifically listed as covered will not be covered. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below.

If despite Our reasonable efforts, Your Heating System cannot be repaired due to obsolete or commercially unavailable parts or Your Heating System is deemed beyond repair by Us, We agree to provide You with a pro-rata refund, less any claims paid by Us.

Cooling

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of the following components of the electric central air conditioning system ("Cooling System"), for which You have sole responsibility, that supports Your Residence: Capacitors; circuit boards and Internal fuses or breakers; condensate pumps; condenser motor and fan; contactor switches; delay timer; fan controls and relays; filter dryer; high and low pressure switches; limit controls; up to 1 pound of refrigerant (excluding maintenance recharges which are not covered); relays; transformers and valves.

Any component of Your Cooling System not specifically listed as covered will not be covered. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below.

If despite Our reasonable efforts, Your Cooling System cannot be repaired due to obsolete or commercially unavailable parts or Your Cooling System is deemed beyond repair by Us, We agree to provide You with a pro-rata refund, less any claims paid by Us.

Gas Line

What's Covered: We will arrange and pay for the repair or replacement due to normal wear and tear of the leaking or broken Gas Line, for which You have sole responsibility, that supports Your Residence. You must call HomeServe to arrange for service in order for repairs to be covered. See "How to Call for Repairs" below. A Gas Line is the gas line from the meter or propane tank outlet connection up to and including the connectors to each natural gas/propane appliance on Your Property, whether inside or outside Your Residence, up to and including the appliance connectors on the extension gas lines that exit Your Residence.

Restoration: Restoration to any area disturbed by the repair that is on Your Property and outside Your Residence is limited to: filling, raking and reseeding of grass, reinstallation of existing soft landscaping and shrubbery and patching of paved surfaces. We cannot guarantee the survival of any living materials disturbed by the repair and will not be responsible for the replacement of any decorative paving, pathways or landscaping features.

Premium Home Protection Plan Benefit Limit: For each System, The maximum benefit limit is \$2,500 per Term. The maximum overall benefit limit is \$10,000 per Term. Any repair charges beyond Your benefit limit are Your responsibility.

What's Not Covered – General Exclusions:

We will not be responsible for any of the following:

1. **Damages, losses and expenses, whether from negligence or otherwise, caused by: (a) You or any person or entity other than Us or HomeServe or (b) unusual circumstances, including a natural disaster or an act of God . Sub-section (b) is not applicable for Electrical Surge.;**
2. **Consequential, incidental, or punitive damages arising from conducting repair work or as a result of the covered repair; for example, damages necessary to reasonably access the repair area. Your rights and remedies may vary depending on the state where Your Property is located;**
3. **The correction or upgrade of any System, not directly related to the necessary covered repair, in order to meet any code, law, regulation or ordinance;**
4. **Any costs associated with making space suitable for installation when a replacement System unit does not fit in the existing space within Your Property.**

Exterior Water Service Line Exclusions:

1. **Repairs to any line that branches off the main line, for example lines for sprinklers, pools, hot tubs, and/or other outdoor systems;**
2. **Thawing of frozen pipes.**

Exterior Sewer/Septic Line Exclusions:

1. **Repairing or replacing septic tanks; leaching fields; pumps or grinders; or any non-conforming drain line, such as a basement or storm drain, connected to Your Exterior Sewer/Septic Line.**

Interior Plumbing and Drainage Exclusions:

1. **Repairing or replacing any non-conforming drain line, such as a basement or storm drain;**
2. **Appliances; Any fittings or fixtures, for example water tanks, water heaters, radiators, bathroom fittings, faucets, toilets, baths, shower pans, shower/bath diverters and sinks, pressure reducing valves and backflow prevention devices, pumps or grinders;**
3. **Thawing of frozen pipes.**

Exterior Electrical Line Exclusions:

1. **Repairs to damage arising from the disconnection or interruption to the main electrical supply; transformers; repair of low voltage wiring; generators; non-utility supplied power and/or lines, including, but not limited to, windmills, solar, and generators.**

Interior Electrical Line Exclusions:

1. **Resetting of circuit breakers or system controls; repairs consisting of knob and tube wiring, aluminum, or other non-standard/non-permanent materials; failure arising from the disconnection from or interruption to the main electrical supply; replacement of light bulbs, light fixtures and fittings, fuses or plugs; appliances; appliance cords; non-standard wall switches; dimmers; remote control outlets; extension cords; service entrance conductors;**
2. **Repairs to any wiring that is connected to or part of any low voltage system, including but not limited to decorative fixtures, fish tanks, spas, satellite or cable TV systems, security alarms and systems, telephone wiring, smoke detectors, and garage door systems.**

Water Heater Repair And Replacement Exclusions:

1. **Exhaust venting, jacket and interior doors, expansion tanks, supply and delivery water piping other than flexible, and electrical service wiring;**
2. **Water Heaters that are not installed according to manufacturer specifications;**
3. **Damage from restricted lines or as a result of water pressure in excess of 80 P.S.I.**

Heating System:

1. **Air ducts, registers, air filters, zoning components and electronics, electronic air cleaners, flue venting, humidifiers, thermostats, air balancing, chimney maintenance or repairs, heating jacket, asbestos or other insulation;**
2. **Heat exchangers, leaking boilers, boiler distribution piping, radiators.**

Cooling System:

1. **Air ducts, a/c coils, registers, grills, asbestos coverings, balancing of system, wiring and parts external to the unit, compressors or chillers, condenser casings, condenser coils, evaporator coils, or metering systems/TXV valves, thermostats or thermostat wiring.**

Gas Line Exclusions:

1. **Movement or replacement of the meter, unless required by local code and it is directly related and necessary to complete a covered repair;**
2. **Appliances and fixtures, including fireplaces, fire logs, fire pits;**
3. **Private gas wells or lines not supplied by a utility;**
4. **Gas pressure regulating devices.**

General Eligibility: A single structure owned by You, used and zoned for residential occupancy ("Residence") that is permanently secured to the ground, and the land it is located on is also owned by You ("Property"). Any recreational vehicle or other type of home on wheels that is intended to be moved and/or property used for commercial purposes is not eligible. If You are aware of any pre-existing conditions, defects or deficiencies with Your System prior to the Start Date of Your first Term, then Your Property is not eligible for this coverage. If You own a Residence that has multiple Units, You must purchase a Service Agreement for each individual Unit for any one Unit to be eligible for service. Systems that are shared with any third party, covered by a homeowners', condominium or like association, or that are not installed according to manufacturer specifications are not eligible for service.

Exterior Sewer/Septic Line Eligibility: In addition, if You have had any roots removed from Your Exterior Sewer/Septic Line prior to the Start Date of Your first Term, then Your Property is not eligible for this coverage.

Interior Electrical Line or Exterior Electrical Line Eligibility: In addition, if you have an electrical services entrance rated less than 80 amps, then Your Property is not eligible for this coverage.

Water Heater Repair And Replacement Eligibility: In addition, if you have a commercial grade, larger than 100 gallon, tankless, solar, geothermal, oil, hanging or combination home heating/domestic hot water, then Your Property is not eligible for this coverage.

Heating and Cooling System Eligibility: In addition, if you have a furnace or boiler rated at inputs of 400,000 Btu/hr. or more; rooftop, through-the-wall, hanging, geothermal heat pump, combination ambient heat/domestic hot water heating or oil unit or a Cooling System that use refrigerant other than R-22 or similar, R-410a or has non-compliant components, or is a capacity exceeding five (5) tons; ammonia cooling, window, through the wall, hanging, geothermal heat pump or combination ambient heat/domestic hot water heating unit, then Your Property is not eligible for this coverage.

Length of Service Agreement: Your Service Agreement begins on the Start Date listed on Your Declaration Page and will continue for twelve (12) months ("Term") provided neither You nor We cancel. See "Cancellation/Refund" below.

There is an initial waiting period of thirty (30) days, within which You will not be able to request a Service Call, giving You eleven (11) months of coverage during the first year. For a Service Call requiring a replacement of Your Water Heater there is an initial ninety (90) day waiting period. Upon renewal (if applicable), You will not be subject to a waiting period again.

How to call for repairs: You must call HomeServe and a service representative will assist in the diagnosis of Your repair and the scheduling of a visit from one of HomeServe's approved local technicians. You will not be reimbursed for work done by technicians who are not authorized by HomeServe. Technicians must have safe and clear access to, and safe working conditions at and around the work area. There is no Service Call fee.

Covered repairs: Covered repairs are guaranteed against defects in materials and workmanship for one year. Under the guarantee We will arrange at Our expense and discretion for repair or replacement. In addition, covered repairs for your Electrical Products are guaranteed against defects in materials and workmanship for 90 days. Aftermarket and/or refurbished parts may be used for repairs. We disclaim any and all statutory or common law warranties (whether express or implied) other than Our covered repair guarantee and any implied warranties that cannot be excluded under applicable law.

Receiving Documents Electronically: You can receive Your Service Agreement and all related documents electronically. If You consented to electronic delivery, these documents will be sent to the email address listed on Your Declaration Page ("Email Address"). Documents sent to the Email Address will be deemed to have been received by You. You may stop

receiving documents electronically by calling HomeServe or by updating Your preferences in Your profile on HomeServe's website. You may also call HomeServe to update Your Email Address or to receive a paper copy of Your Service Agreement.

Renewal: If You pay through Your utility bill, by credit/debit card or by direct debit this Service Agreement will automatically renew for a further term of 12 months. If You paid by check, or if You pay by credit/debit card and requested that We not automatically renew this Service Agreement, You must renew this Service Agreement prior to the end of the Term to ensure continuous coverage. Your claims history will be considered as part of Our determining the price for Your next Service Agreement term. We reserve the right to not offer this Service Agreement upon renewal.

Cancellation/Refund: You may cancel this Service Agreement at any time by calling HomeServe. If You cancel within thirty (30) days of the Start Date, You will receive a full refund less any claims paid by Us. If You cancel more than thirty (30) days after the Start Date, Your cancellation will be effective at the end of the then current billing month. If applicable, You will be entitled to a pro-rata refund less any claims paid by Us.

If Your local utility company or municipality provides similar coverage to You at no charge, You can contact HomeServe to cancel and You will receive a refund of the payments You have made less any claims paid by Us. You may be required to provide evidence of the similar coverage. If We find that You have such coverage or are otherwise ineligible for the coverage provided by this Service Agreement, We may cancel on no less than fifteen (15) days' written notice to You and will refund the payments You have made less any claims paid by Us.

We may cancel for any reason on sixty (60) days' written notice to You. We can also cancel, on no less than fifteen (15) days' written notice to You for: (a) non-payment of the Price; or (b) Your fraud or misrepresentation of facts that are material to this Service Agreement or benefits provided under it. If We cancel under (b) above, You will be entitled to a pro-rata refund less any claims paid by Us.

Written notices from Us under this section will tell You exactly when Your Service Agreement will be cancelled and why it has been cancelled. The notice periods referred to in this section begin when We send the notice to You.

Key Terms:

"Declaration Page" - The enclosed document that forms a part of this Service Agreement, listing important information regarding You, Your Property and other vital information.

"Price" - The amount You agree to pay for this Service Agreement, as listed on Your Declaration Page.

"Service Agreement" - The documents that constitute all of Your rights and responsibilities as a Service Agreement holder; which consist of these terms and conditions and Your Declaration Page.

"Service Call" - A visit to Your Property by one of HomeServe's approved local technicians, where work is performed to diagnose and complete a single covered repair, or where it is determined the repair is not covered.

"Unit" - A self-contained space that includes, at minimum, a living area, kitchen and bathroom within Your Residence.

"You" or **"Your"** - The purchaser of this Service Agreement who is the Service Agreement holder listed on the Declaration Page.

Privacy Policy: Any information You provide HomeServe will be accessed, collected, used, transmitted, disclosed, stored, maintained and otherwise handled to administer Your Service Agreement by HomeServe or its group of companies, including, but not limited to, disclosing Your address, telephone number, and other contact information to third parties who conduct services on HomeServe's behalf. HomeServe or its group of companies and their selected partners may also use Your data to keep You informed by mail, telephone or email of any products or services which they consider may be of interest to You. For further details on how HomeServe uses Your information, please see their Privacy Policy at www.homeserveusa.com/Customr_Data_Privacy_Policy.html. Should You have any questions or concerns about HomeServe's Privacy Policy or how they are using Your information or to update Your privacy preferences, please contact HomeServe.

Assignment/Amendment: We reserve the right to change this Service Agreement (including the price or to charge an additional fee) and to delegate any of Our obligations at Our sole discretion provided We give You thirty (30) days' prior written notice of the changes. The changes will become effective thirty (30) days after We send You the notice. If You do not like the changes, You may cancel this Service Agreement. You may not change this Service Agreement or delegate any of Your obligations. Should certain terms or conditions in this Service Agreement be held to be invalid or unenforceable, the remainder of the terms and conditions in this Service Agreement shall remain valid.

Transfer: This Service Agreement is not transferable by You.

Responsibility for benefits owed to You: This is not an insurance policy; it is a Service Agreement. HomeServe will serve as Your point-of-contact for all questions or concerns. Our obligations under this Service Agreement are insured under a service contract reimbursement insurance policy. If We fail to pay or to deliver service on a claim within sixty (60) days after proof of loss has been filed, or in the event You cancel this Service Agreement and We fail to issue any applicable refund within sixty (60) days after cancellation, You are entitled to make a claim against the insurer, Virginia Surety Company, Inc., 175 West Jackson Blvd., 11th Floor, Chicago, IL 60604, 1-800-209-6206.

Our Liability: To the extent permitted by applicable law, (1) You agree that We and HomeServe, and both of our parents, successors, affiliates, approved technicians and our and their officers, directors, employees, affiliates, agents and contractors shall not be liable to You or anyone else for: (a) any actual losses or direct damages that exceed the lowest applicable per covered repair benefit limit set out above; or (b) any amount of any form of indirect, special, punitive, incidental or consequential losses or damages, including those caused by any fault, failure, delay or defect in providing services under this Service Agreement, and (2) these limitations and waivers shall apply to all claims and all liabilities and shall survive the cancellation or expiration of this Service Agreement. You may have other rights that vary from state to state.

Arbitration: YOU, NAW AND HOMESERVE ALL AGREE TO RESOLVE DISPUTES ONLY BY FINAL AND BINDING ARBITRATION OR IN SMALL CLAIMS COURT as follows:

- A. **EXCEPT FOR SMALL CLAIMS COURT CASES THAT QUALIFY, ANY DISPUTE THAT IN ANY WAY RELATES TO OR ARISES OUT OF THIS SERVICE AGREEMENT OR FROM ANY OTHER AGREEMENT BETWEEN US, OR SERVICES OR BENEFITS YOU RECEIVE OR CLAIM TO BE OWED FROM NAW OR HOMESERVE, WILL BE RESOLVED BY FINAL AND BINDING ARBITRATION BY ONE OR MORE ARBITRATORS BEFORE THE AMERICAN ARBITRATION ASSOCIATION (“AAA”), OR ANOTHER ARBITRATION ADMINISTRATOR THAT WE MUTUALLY AGREE UPON.** Arbitration will apply not only to claims against NAW or HomeServe, but also claims against the officers, directors, managers, employees, agents, affiliates, insurers, technicians, successors or assigns of NAW or HomeServe. Arbitration and this paragraph shall apply to claims that arose at any time, including claims arising before this paragraph became binding on the parties. The federal arbitration act (9 U.S.C. §§ 1 et seq.) and not any state law applies to this agreement.
- B. For claims of \$10,000 or less, the party bringing the claim can choose to proceed by way of binding arbitration pursuant to the AAA’s rules or, alternatively, can bring an individual action in small claims court.
- C. **YOU GIVE UP YOUR RIGHT TO PARTICIPATE IN A CLASS ACTION.** This means that You may not be a representative or member of any class of claimants or act as a private attorney general in court or in arbitration with respect to any claim. Notwithstanding any other provision of this Service Agreement, the arbitrator shall not have the power to determine that class arbitration is permissible. The arbitrator also shall not have the power to preside over class or collective arbitration, or to award any form of class-wide or collective remedy. Instead, the arbitrator shall have power to award money or injunctive relief only in favor of the individual party seeking relief and only to the extent necessary to provide relief warranted by that party’s individual claim. No class or representative or private attorney general theories of liability or prayers for relief may be maintained in any arbitration held under this Service Agreement.
- D. HomeServe will pay any filing fee, administration, service or case management fee, and arbitrator fee that the AAA charges You for arbitration of the dispute, up to a maximum of \$1,500; provided, however, that the arbitrator may award costs and expenses to any party, if allowed by law. If You provide us with signed written notice that You cannot pay the filing fee, HomeServe will pay the fee directly to the AAA.
- E. If for some reason the prohibition on class arbitrations set forth in Subsection C cannot be enforced, then the agreement to arbitrate will not apply.
- F. **IF FOR ANY REASON A CLAIM PROCEEDS IN COURT RATHER THAN THROUGH ARBITRATION, YOU, NAW AND HOMESERVE AGREE THAT THERE WILL NOT BE A JURY TRIAL.** You, NAW and HomeServe unconditionally waive any right to trial by jury in any action, proceeding or counterclaim arising out of or relating in any way to this Service Agreement or from any other agreement between us, or the services or benefits You receive or claim to be owed from NAW or HomeServe, including as to claims asserted against any of the officers, directors, managers, employees, agents, affiliates, insurers, technicians, approved technicians, successors or assigns of NAW or HomeServe.

State variations: The following shall apply if inconsistent with any other terms and conditions of this Service Agreement:

[\[Please click here to see if any state specific variations apply to You.\]](#)