

# A Home Warranty

## Peace Of Mind For You And Your Buyer

# Warranty



A home warranty is an insurance policy that covers the major mechanical systems and appliances in your home during the first year of home ownership by new buyers. If the furnace breaks down, for instance, the new owner makes a single phone call to the home warranty company. The warranty company will then contact a qualified contractor or repair person to verify the claim and make the repairs. No hassles, no headaches, and - best of all - no large unexpected repair bills for a full year after closing.

### **BENEFITS TO SELLER**

- Nearly 8 out of 10 buyers prefer a warranted home
- Makes your home a safer investment for the buyer
- Can help your home sell up to 50% more quickly
- If you pay for a warranty out of the closing proceeds, your home will be covered for no additional cost for up to a year while it's on the market

### **BENEFITS TO BUYER**

- Covers unexpected repair costs for a full year after closing, after payment of a standard deductible
- Eases the task of budgeting for the many costs associated with moving into a new home - renovations, furniture, etc.
- Provides peace of mind throughout the first full year of new home ownership