SMART HOME SERVICE PLAN

Sewer • Mold • Alarm • Radon • Termite

Order Online:
SmartHomeServicePlan.com

To Contact RWS via Mail, Fax, or Email:
Residential Warranty Services, Inc.
P.O. Box 797 Carmel, IN 46082
800-544-8156
Fax 877-307-7056
claims@smarthomeserviceplan.com

Order Form

Client Name (Buyer) _____ Client Phone (____) _____

Client Email _____

Property Address

Street _____

City _____ State _____ Zip _____

Agent Name _____ Company _____

Agent Phone (____) _____ Agent Email _____

Inspection Company _____

Company Phone (____) _____ Email _____

Closing Date: _____

Start Date of Policy: _____

Choose Your Plan:

☐ Premier Plan	$29/Month
☐ Platinum Plan	$39/Month
☐ Diamond Plan	$59/Month

☐ One Year Premier Plan Provided by Seller for the Buyer - $250 One Time Payment
*Your credit card will be run for a one time payment.

Seller Name: _____ Seller Email: _____

Credit Card Information

CARDHOLDER NAME			
BILLING ADDRESS STREET	CITY	STATE	ZIP CODE
CARD TYPE	CARD NUMBER		
EXPIRATION DATE MONTH YEAR	CODE ON BACK		

After being presented with this contract, and being made aware that the agent/agency is not liable for any future repairs related to the subject property, the client wishes to ❑ Accept ❑ Decline The SMART Home Service Plan coverage and understands fully the terms and conditions contained herein.

Client Signature _____ Date _____

Printed _____

*Your membership card will be mailed to you

SMART

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HOME SERVICE PLAN

Coverage for your home and underground Sewer & Water Lines, Mold Issues, Alarm, Cable, Telephone, and Low Voltage Wiring, Radon Levels, and Wood Destroying Insect Infestations.

SMART
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HOME SERVICE PLAN

***FREE Annual Home Maintenance Review**

***Excludes Seller Option**

To Enroll Visit: SmartHomeServicePlan.com

CHOOSE YOUR PLAN

PLAN	Premier Plan	Platinum Plan	Diamond Plan
Sewer and Water Line Coverage	$1500 Aggregate	$2500 Aggregate	$4000 Aggregate
Visible Mold Coverage	$1500 Aggregate	$2500 Aggregate	$4000 Aggregate
Alarm and Low Voltage Wiring Coverage	$1000 Aggregate	$2000 Aggregate	$4000 Aggregate
Radon Level Coverage (with a qualifying Radon Test)	$500 Aggregate	$1000 Aggregate	$4000 Aggregate
Termite and Wood Destroying Insect Coverage	$500 Aggregate	$1000 Aggregate	$4000 Aggregate
PRICE PER MONTH	**$29 Per Month**	**$39 Per Month**	**$59 Per Month**
DEDUCTIBLE PER CLAIM	**$500 Per Claim**	**$300 Per Claim**	**$0 Per Claim**
TOTAL AGGREGATE COVERAGE ANNUALLY	**$5,000.00**	**$9,000.00**	**$20,000.00**

THE BEST COVERAGE BROUGHT TO YOU BY:

SMART Sewer • Mold • Alarm • Radon • Termite
HOME SERVICE PLAN

Enroll Online Today! SmartHomeServicePlan.com

Offer **SMART** with your Listing, Be Protected!

When you select the One Year Premier Plan and provide SMART for your buyer at a cost of only $250 for a year's coverage, you will receive our FREE legal protection plan. Under the plan, if you (the seller) are sued or in receipt of a written demand by an attorney representing the buyer of the subject property any time within a year of the closing for $2000 or more, for any civil action other than fraud, SMART will pay your legal fees up to $10,000.00. There's no deductible and you can choose any attorney you would like to work with. All you have to do if you receive a written demand or suit is forward a copy to SMART within 10 business days at P.O. Box 797, Carmel, IN 46082, along with a number at which you can be reached and we will process your claim. There's no fine print, no deductible, just the peace of mind knowing that not only did you give your buyers incredible protection, but you gave yourself a bit as well.

The SMART Home Service Plan Coverage Summary and Terms and Conditions

For any trial period and every month in which the plan has been paid, Residential Warranty Services, Inc.(RWS) and Residential Warranty Home Protection of California (for CA Residents only) will cover specified conditions itemized in this policy, subject to the deductibles and limitations set forth for each of the three levels of SMART Home Service Plans, the Premier Plan, The Platinum Plan, and the Diamond Plan. Coverage generally applies to five categories:

Underground Sewer and Water Lines, between the home and the street, and lines between the home and the well head and/or septic tank in the case of a well and/or septic system being utilized, wherever a backup or failure was not noted in the course of any and all inspections performed prior to purchase of the home.

Visible Mold, wherever no visible mold or mold growth or moisture issues were noted during any and all inspections prior to purchase of the home.

Alarm and Low Voltage Wiring, including typical alarm components, telephone and cable wiring, and Ethernet wiring, as well as doorbell wiring and wiring to access systems, within the home and excluding video components and proprietary equipment to a particular provider.

Radon, where an initial test was performed prior to purchasing the home that came in at or below acceptable levels.

Termite and Wood Destroying Insects, wherever no infestations were known prior to purchase of the home.

Covered Occurrences:
- Collapse or breakage of sewer and water lines due to any cause outside of breakage by force from construction, digging, or use of motor vehicles over such a line. The coverage applies to the necessary repair of any breakage, at the point of breakage, and does not include any landscaping services associated with such a repair, up to the limitations of the policy and plan you are enrolled for.
- Any and all visible molds within the living space, whenever such mold shall appear, excluding occurrences where a water event (leak, insurance claim, etc.) was present, and only applies when no mold or moisture issues were discovered or known prior to purchase of the home except on the Diamond Plan where up to $4000 of non-visible (within walls) mold is covered as well.
- Any and all low voltage wiring issues, including the cost of fixing and/or running a new line, whatever is necessary, for any failure that happens without inside influence such as a lightning strike, surge, or damage caused by occupants.
- Radon mitigation system installation, when a test is performed that comes in above acceptable levels, where the home was tested prior to purchase and was certified to have levels at or below acceptable.
- Chemical treatments for termites and wood destroying insects wherever an active infestation occurs, assuming no infestation or prior infestation was noted or known prior to purchase of the home. Where a whole home treatment or baiting system is opted for, the cost of the chemical treatment will be covered and credited toward that service.

Coverage Levels
Premier Plan - $29.00 per month (Available only on homes inspected by a Certified Inspection Expert)
A deductible of $500 per claim/occurrence applies. Sewer and Water lines are covered up to $1500 in aggregate, Visible Mold is covered up to $1500 in aggregate, Alarm and Low Voltage Wiring is covered up to $1000 in aggregate, Radon Mitigation is covered up to $500 in aggregate, Termite and Wood Destroying Insect Treatments are covered up to $500 in aggregate. The total aggregate for all coverages is $5000.00 annually, and all aggregate coverage amounts reset each 12 months the policy is in place and on a payment plan. Any trial periods offered would be included in aggregate limits for the first 12 months of paid premiums.

Platinum Plan - $39.00 per month
A deductible of $300 per claim/occurrence applies. Sewer and Water lines are covered up to $2500 in aggregate, Visible Mold is covered up to $2500 in aggregate, Alarm and Low Voltage Wiring is covered up to $2000 in aggregate, Radon Mitigation is covered up to $1000 in aggregate, Termite and Wood Destroying Insect Treatments are covered up to $1000 in aggregate. The total aggregate for all coverages is $9000.00 annually, and all aggregate coverage amounts reset each 12 months the policy is in place and on a payment plan. Any trial periods offered would be included in aggregate limits for the first 12 months of paid premiums.

Diamond Plan - $59.00 per month
No deductible per claim/occurrence applies. Sewer and Water lines are covered up to $4000 in aggregate, Visible Mold is covered up to $4000 in aggregate, non-visible and hidden mold remediation is covered up to $4000, Alarm and Low Voltage Wiring is covered up to $4000 in aggregate, Radon Mitigation is covered up to $4000 in aggregate, Termite and Wood Destroying Insect Treatments are covered up to $4000 in aggregate. The total aggregate for all coverages is $20,000.00 annually, and all aggregate coverage amounts reset each 12 months the policy is in place and on a payment plan. Any trial periods offered would be included in aggregate limits for the first 12 months of paid premiums.

(Optional) Annual Maintenance Review
A 25-point Annual Maintenance Review is available from one of our Certified Inspection Experts once annually for every 12 months consecutive of paid policy premiums. On that date, an email will be sent to the policyholder and a reminder will be sent 30 days later. Simply follow the instructions in the email to schedule your appointment within 90 days of the initial email. Thereafter, your next annual maintenance review will be available at no charge upon the next 12 month anniversary of your first payment period.

Additional Coverage Terms
This service contract covers only those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection or where no defects were noted, unless any deficiencies were remedied by a qualified technician. This contract does not cover water damage, cosmetic repairs, nor the cost of removal or replacement of wall coverings, floor coverings, or any other component of the home. This is not a maintenance contract. RWS is not responsible for mandatory code upgrades.

Claims Procedures
Simply call our office at 800-544-8156 or go online to www.SMARThomeserviceplan.com to file your claim. All claims will be reviewed within 3 business days and any payments requested to the contractor directly or in reimbursement to a homeowner will be made within 45 days. A claim submission will require an estimate and diagnosis from a qualified contractor and a copy of any relevant inspection reports. RWS reserves the right to request two additional estimates for any repair work.

This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Indiana without reference to, and regardless of, any applicable choice or conflicts of laws principles.

Disputes
If you feel a decision has been made on a claim in error, simply visit www.SMARThomeserviceplan.com and submit your request for review. Any and all legal disputes shall be filed in Hamilton County, Indiana.

Upgrading your plan
At any time you may upgrade your plan by visiting www.SMARThomeserviceplan.com. From the date of upgrade, a mandatory waiting period of 30 days will transpire before any claims will be accepted.

Cancellation
You may cancel your policy at any time by visiting www.SMARThomeserviceplan.com. If you are on a trial plan, you can do this at any time before your first payment. Any payments that have ran, typically on the 1st of the Month, are non-refundable.

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