

HOME SERVICE AGREEMENT

This is a Home Service Agreement, not an insurance policy. This Home Service Agreement, hereinafter referred to as the "Agreement", is issued by the entity on the Agreement Coverage Summary Page and as recited in Section XI. Other Conditions. Such entity is hereinafter referred to as the "Issuing Company", or "we", "us", and/or "our". The owner of the home covered by this Agreement is hereinafter referred to as "you" and/or "your".

IMPORTANT INFORMATION ABOUT YOUR AGREEMENT COVERAGE SUMMARY:

Your Agreement Coverage Summary Page is attached to and is part of this Agreement. Your coverage includes only certain Mechanical Failures of the specific Items listed as covered on your Agreement Coverage Summary Page. Coverage is subject to the limitations and conditions specified in this Agreement.

We reserve the right to change the Agreement price, the administration of this Agreement, or these terms and conditions from time to time upon at least thirty (30) days written notice to you. Your continued use of the Agreement and payment of the Agreement price after such notice, constitutes your acceptance of the changes and agreeance to the terms. If you do not agree to such revised terms, you may cancel this Agreement in accordance with Section IX. Cancellation Information.

NOTE: THIS AGREEMENT REQUIRES YOU TO RESOLVE ALL DISPUTES WITH US ON AN INDIVIDUAL BASIS AND, WITH LIMITED EXCEPTIONS, THROUGH FINAL AND BINDING ARBITRATION (AS DESCRIBED IN SECTION X. DISPUTE RESOLUTION BELOW). PLEASE SEE THE DISPUTE RESOLUTION SECTION BELOW FOR MORE INFORMATION ABOUT ARBITRATION. BY ENTERING INTO THIS AGREEMENT, YOU EXPRESSLY ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND ALL OF THE TERMS OF THIS AGREEMENT AND HAVE TAKEN TIME TO CONSIDER THE CONSEQUENCES OF THIS IMPORTANT DECISION.

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I. Terminology to Know

- “Builder grade” Items are products that are mass produced and stylistically neutral.
- “Buyer Conversion Coverage” is Seller Coverage that has converted to benefit a home buyer after closing of the applicable real estate transaction for the Covered Property.
- “Commercial-grade” Items are those that were designated by the manufacturer, manufactured and primarily marketed for installation and use in commercial operations.
- “Covered Property” is the address stated on your Agreement Coverage Summary Page.
- “Domestic-grade” Items are those that were designated by the manufacturer, manufactured and marketed solely for installation and use in a residential single family dwelling.
- “Item(s)” is the specific appliance(s), unit(s), or system(s) that is explicitly listed as covered on your Agreement Coverage Summary Page. Examples include: air conditioning unit, heating unit, water heater, individual appliances such as refrigerator, dishwasher and ceiling fans.
- “Mechanical Failure” occurs when a covered Item becomes inoperable and unable to perform its primary function, subject to the limitations and conditions of this Agreement.
- “Necessary or Required Upgrade” is a replacement improving: manufacturer specification; energy efficiency; or Item performance due to external circumstances (such as statutory mandated system modifications and/or regulatory requirements).
- “Proper Operating Condition” means the Item was correctly located within the Covered Property, was properly installed to code at the time of installation, was fully connected, was capable of successfully performing all operations commensurate with the manufacturer’s original design intention, and did not pose any hazard to life or property.
- “Seller Coverage” is coverage obtained while the Covered Property is listed for sale and before closing of the applicable real estate transaction on the Covered Property.
- “Service Professional” is defined as a licensed trade specialist or otherwise qualified to assess or repair damage to the covered Items. Service Professionals are either independent contractors or employees of Cinch Home Services, Inc.
- A “Simple Mechanical Test” of the covered Item means the ability to turn the Item off and on, verifying the Item operates without irregular sounds or smoke that may indicate a problem.
- A “Visual Inspection” of the covered Item is considered to mean the viewing of an Item to verify that it appears structurally intact and without damage or missing parts that would indicate inoperability.

II. Types of Properties Covered

This Agreement covers single family residences including: an apartment, condominium, townhouse, villa or manufactured home, and duplex multifamily residence used solely for residential purposes. To be eligible, a manufactured home must be permanently secured to the ground on land you own or located in a division operated similar to a condominium, where maintenance is provided.

This Agreement provides coverage under a special exception for special purpose group homes devoted to housing persons with mental and physical disabilities, as those terms are defined by the Americans with Disabilities Act at Title 42 of the United States Code Section 12102(2)(A).

This Agreement does not cover:

- **Mobile homes**
- **Multifamily residential property of more than two-units**
- **Tenant occupied units are not eligible for coverage under Seller Coverage**
- **Any dwelling used in whole or in part for commercial purposes, residences used as business that causes additional wear and tear on covered Items, or an address zoned as business, commercial or industrial including non-profit organizations**
- **Homes listed or registered in any historical register, including without limitation the National Register of Historic Places**

Whether or not this Agreement covers an apartment condominium unit, manufactured home, or multifamily property (duplex), any repairs and/or replacements are limited to the Items solely used by and located and serviceable within such single unit (unless specified otherwise). **No common area Items shared by non-warranted residences or units will be covered by this Agreement.**

III. When Your Coverage Applies

1. **We agree to pay the covered costs to repair or replace the Items listed as covered on your Agreement Coverage Summary Page if any such Items become inoperable during the term of this Agreement due to Mechanical Failure caused by routine wear and tear. We are not responsible for repairing or replacing Items, assembly or parts that do not contribute to the primary function of that Item or required for mechanical functionality.** The definitions of the specific Items that may be listed on your Agreement Coverage Summary Page as covered, as well as other limitations on coverage and other terms and conditions, are listed below.
2. Your Agreement type, effective date and expiration date are listed on your Agreement Coverage Summary Page. Types of Coverage are as follows:

Type of Coverage	Effective Dates
Seller Coverage	Effective immediately upon our receipt and verification of the enrollment for the Covered Property and continues for the remaining term of the listing agreement, not to exceed one hundred and eighty (180) days.
Buyer Conversion Coverage	Seller Coverage that has converted to Buyer Coverage after closing of the Covered Property, is effective on the date of closing of the applicable real estate transaction.

3. We will cover Mechanical Failures relating to the mechanical parts and components of those Domestic-Grade Items that were in the Covered Property and in Proper Operating Condition on the Agreement effective date.
4. We will cover Mechanical Failures due to sediment. **Rust and corrosion are not covered under the Seller Coverage**
5. **When completing a covered repair or replacement, we will not pay the cost to:**
 - **dismantle, remove and dispose the defective Item,**
 - **recapture refrigerant,**
 - **reclaim refrigerant, and**
 - **dispose of refrigerant.**
6. **Unknown pre-existing Mechanical Failure is not covered under the Seller Coverage.**
7. **The decision to replace rather than repair Items is solely our option.** Should we choose to replace an Item, the replacement shall:
 - be the base model that meets all applicable federally mandated minimal manufacturers' standards,
 - perform the same primary function, and have a capacity comparable with the covered Item, when available with domestically assembled units.
8. When replacing systems and appliances:
 - **We are not liable to provide exact match in color, dye, lot, material, type or brand.**
 - **We are not liable to match any feature of a covered Item that does not contribute to the primary function of that covered Item.**
 - We will be responsible for the installation of the replacement Item but not for the cost of the construction, modifications, carpentry or transitional work made necessary in order to accommodate the replacement, nor for any costs to upgrade or modify Items for any reason except as otherwise specified in this Agreement.
 - For Seller Coverage with respect to kitchen/laundry appliances, we will make reasonable efforts to provide replacement Items of similar mechanical capabilities and/or efficiency of the original unit, when available.

Item	Replacement standard
Kitchen Appliances	Similar
Laundry Appliances	Similar
Faucets	Builder grade
Ceiling Fan(s)	Builder grade
Door Bell(s)	Builder grade
Lighting Fixtures	Builder grade
Toilet(s)	Builder grade
HVAC Thermostat(s)	Similar

Smoke Detector(s)	Builder grade
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9. When making repairs, we reserve the right to rebuild existing parts or components and/or install aftermarket, rebuilt or refurbished parts or components.
10. Alternate Claim Dispositions:
- (a) In some instances, in lieu of authorizing the repair or replacement services for a claim made under this Agreement, we will elect to remit a payment to you as the final disposition of the subject claim (hereinafter a “**Claim Buyout**”). **The decision to elect a Claim Buyout rather than replacing or repairing Items is solely our option.** The Claim Buyout amount will be strictly calculated based on: (i) our costs for the parts required to repair the Item to return it to Proper Operating Condition; or (ii) our costs to replace Items; and (iii) our estimated labor costs for our in-network Service Professional to perform the repair or replacement services.
 - (b) In some instances, where our estimated combined costs of diagnosis and the performance of the repair or replacement services exceeds a stated dollar limit in this Agreement, we will not perform the repair or replacement services; but will instead elect to remit a payment to you in the amount equal to the applicable dollar limit stated in this Agreement as the final disposition of the subject claim. If the applicable stated dollar limit in this Agreement is an aggregate amount, then all prior claims paid under this Agreement will be subtracted from the applicable stated aggregate dollar limit, with the remainder to be payable to you.
 - (c) Our costs for parts, replacement Items and Service Professionals’ labor are substantially less than typical retail costs and Claim Buyout payments will not be adjusted to match the costs/pricing of out-of network Service Professionals to perform the same repair or replacement services and or the retail price of parts or replacement Items.
 - (d) Any payment remitted to you pursuant to this Agreement will be less the applicable deductible amount if not yet paid for the applicable claim.
 - (e) Any payment remitted to you will not include any costs not covered under the terms of this Agreement.
 - (f) **Should we remit payment to you for the repair or replacement of an Item and you: (i) do not repair the Item; (ii) only repair an Item that was diagnosed to be replaced; or (iii) replace an Item with a used or refurbished Item, the subject Item will be excluded from further coverage under this Agreement and all subsequent renewals. We reserve the right to inspect repaired and/or replaced Items.**
11. **Determination of the operating condition as of the Agreement effective date, and the nature of any failure, will be made by us based upon the professional opinion of remote diagnosis for connected systems and/or appliances or our direct employees, considering but not limited to, the Service Professional’s diagnosis.**
12. **We will use reasonable efforts to provide an in-network Service Professional to service your claim(s). In limited circumstances, and in our sole discretion, we may authorize your claim to be serviced by out-of-network service provider. In the event you have received authorization to use an out-of-network service provider for a particular claim, we will require the following: (i) the diagnosis of the Item must be promptly communicated to us; and (ii) a detailed estimate/quote (inclusive of all parts, equipment and labor costs) from the out-of-network service provider, which must be submitted to us for determination of coverage under this Agreement prior to any work be initiated.**

Based the information we receive from the out-of-network service provider, we will advise you of the services covered under the terms of this Agreement, inclusive of the estimated value of such coverage as well as the costs not-covered by this Agreement. Prior to your claim being approved for coverage under this Agreement:

- (a) We may communicate directly with the out-of-network service provider to obtain additional information with respect to the Item diagnosis and the estimated repair or replacement services required to return the Item to Proper Operating Condition.
- (b) In the event you have a separate replacement deductible for an Item, you will be required to remit payment prior to the replacement Item.

All stated dollar limits in this Agreement, will apply to the services to be performed by the out-of-network service provider. The limitation of liability provisions of this Agreement will apply to the out-of-network service provider to same extent as it would with an in-network Service Professional. We are not liable for any damages that result from an out-of-network service provider’s performance. **We are not responsible for any expenses you incur without our PRIOR express consent/authorization.** We will not reimburse you for any costs associated with unauthorized repairs, replacements or work performed by out-of-network service providers that are not covered by the terms of this Agreement.

Once our records reflect that you have acknowledged and accepted the conditions set forth above, the repair or replacement services to be performed by an out-of-network service provider, will be approved by us. Note that any payment remitted to you pursuant to this Agreement will be less the applicable deductible amount if not yet paid for the applicable claim.

IV. Requesting and Receiving Service

- 1. You must notify us of any Mechanical Failure when it happens and prior to the expiration of your Agreement term. We are available twenty-four (24) hours a day, seven (7) days a week online at my.cinchhomeservices.com or by phone at 1-800-432-1033. If you fail to notify us of any Mechanical Failure during the Agreement term in which the failure occurred, we will not be responsible for the cost of any repairs and/or replacements resulting from the Mechanical Failure.**
2. We will use reasonable efforts to provide a referral to a Service Professional within two (2) hour(s) after the service request is received during normal business hours and within twenty-four (24) hour(s) for requests received outside of normal business hours. We will determine, at our sole discretion, which repairs constitute an emergency requiring expedited service and will give consideration to covered Mechanical Failures that affect the habitability of the dwelling.
- 3. We are not responsible for expenses you incur without our express consent/authorization.** We will not reimburse you for any costs associated with unauthorized repairs, replacements or work performed by unauthorized contractors or Service Professionals.
- 4. This Agreement includes a deductible amount listed on your Agreement Coverage Summary Page. You will be required to pay a deductible at the time you request service under this Agreement. In the event you have a separate replacement deductible for an Item, you will be required to remit payment prior to the replacement Item being ordered. All or a portion of your deductible may be nonrefundable.**
- 5. You will be responsible for and must remit payment for any and all amounts related to the repair and/or replacement services performed under the Agreement that are not expressly covered or are listed as exclusions under the terms, conditions and provisions of this Agreement.**
6. We rely on local in-network Service Professionals, availability of parts to perform repairs, and inventory of Items to issue replacements in order to fulfill the terms of this Agreement. We reserve the right to pass through any surcharges incurred by us in providing coverage under this Agreement to you, including surcharges for parts, delivery, and labor. You will be advised of any surcharges that you are responsible for paying prior to the incurrence of any surcharge.
7. You are responsible to provide access to the covered Item(s) for the Service Professional to diagnose, obtain approval for, and/or complete repairs for covered Mechanical Failures. You are responsible to pay us and/or our Service Professional any service charge and additional charges assessed by our Service Professional resulting from your failure to provide access and/or for missed appointments caused by you.
- 8. No services will be performed if the Service Professional is prevented from entering the Covered Property due to the presence of animals, insects, unsafe conditions, or if the covered Item is not easily accessible. In any such event, the deductible is nonrefundable.**
9. We reserve the right to obtain, at our expense, a second opinion by a Service Professional prior to determining eligibility for coverage.

V. Details About What's Covered and What's Not

This Agreement provides coverage only for those Items specifically listed as being covered on your Agreement Coverage Summary Page. Some items listed as not covered may be available under optional coverage (Section VI. Details About Optional Coverage). An additional fee may be required for additional systems, appliances or optional coverages.

This Agreement defines precisely what mechanical systems and appliances, and which of their parts and components, will be covered; only those Items specifically so described are covered, subject to the limitations and conditions herein and on your Agreement Coverage Summary Page.

Under any and all circumstances, our maximum liability, in the aggregate, for any and all claims submitted per Agreement Term shall be \$10,000.

1. Air Conditioning and Heating Coverage is available on Air Conditioning and Heating units up to a five (5) ton capacity. A maximum of 2 unit(s) are covered per Agreement. **We will pay up to \$1,500 per Agreement Term for access, diagnosis and repair or replacement of any geothermal and/or water source heat pumps, glycol, hot water, cable heating, or steam circulating system.** Where covered repairs require access to Air Conditioning and Heating ductwork, we will provide access to ductwork only through unobstructed walls, ceilings or floors, and will return access openings to a rough finish. We will pay for access, diagnosis and repair or replacement related to necessary or required Air Conditioning and Heating system efficiency and other upgrades except: (1) costs associated with plenums and refrigerant line sets and (2) any other Air Conditioning and Heating specific limitations and exclusions in your Agreement.

A. AIR CONDITIONING(S) INCLUDING DUCTWORK Refer to 1. Air conditioning and Heating above	
A maximum of 2 unit(s) are covered per Agreement. A maximum covered amount of \$5,000 is allowed per claim.	
COVERED	NOT COVERED
All components and parts of the following air conditioning system(s): ducted central electric split and package units, geothermal, wall air conditioners, mini-splits, except those shown in the Not Covered section. With regard to ductwork, except as otherwise noted above, the following are covered: plenums, dampers, damper-only controls, leaks or breaks in ductwork (sheet metal, duct board, and flex duct including vapor barrier) from heating and/or air conditioning unit(s) including registers or grills.	Outside or underground piping, well pump, and well pump components for geothermal and/or water source heat pump, interconnecting refrigerant lines (external of the equipment) window units, water towers, chillers, chiller components, water lines, structural components, Wi-Fi transmitter and legally mandated diagnostic testing when replacing heating or cooling equipment.
B. HEATING(S) INCLUDING DUCTWORK Refer to 1. Air conditioning and Heating above	
A maximum of 2 unit(s) are covered per Agreement. A maximum covered amount of \$5,000 is allowed per claim.	
COVERED	NOT COVERED
All components and parts of the following heating system(s): forced air (gas, electric, oil), geothermal, wall mounted heaters, floor furnaces, package units, heat pumps, mini-splits, hot water or steam circulating heat, electric baseboard, cable heat (if main source of heat to the Covered Property or room), except those shown in the Not Covered section. With regard to ductwork, except as otherwise noted above, the following are covered: plenums, dampers, damper-only controls, leaks or breaks in ductwork (sheet metal, duct board, and flex duct including vapor barrier) from heating and/or air conditioning unit(s) including registers or grills.	Concrete-encased steam or radiant heating coils or lines, fireplaces and their respective components; outside or underground piping, well pump, and well pump components for geothermal and/or water source heat pump, interconnecting refrigerant lines (external of the equipment), fuel storage tanks, portable units, grain, pellet, or wood heating units (even if only source of heating); Wi-Fi transmitter and legally mandated diagnostic testing when replacing heating or cooling equipment.

2. Ceiling Fan(s)

COVERED	NOT COVERED
All components and parts.	-
A maximum covered amount of \$5,000 is allowed per claim.	

3. Central Vacuum

COVERED	NOT COVERED
All components and parts, except those shown in the Not Covered section.	Removable hoses and accessories; access and closing costs to floors, walls, and ceilings when locating or repairing a malfunction and Wi-Fi transmitter.
A maximum of 1 unit is covered per Agreement. A maximum covered amount of \$5,000 is allowed per claim.	

4. Door Bell

COVERED	NOT COVERED
All components and parts, except those shown in the Not Covered section.	When part of the intercom or monitoring system.
A maximum of 1 unit is covered per Agreement. A maximum covered amount of \$5,000 is allowed per claim.	

5. Electrical

COVERED	NOT COVERED
All components and parts, including Direct Current (D.C.) wiring, lighting fixtures, and built-in exhaust/vent/attic fans, except those shown in the Not Covered section.	Components wiring or cable of audio/video/computer/intercom/alarm/security wiring or telephone systems circuit overload; or overload protection, face plates and Wi-Fi transmitter.
A maximum covered amount of \$5,000 is allowed per claim.	

6. Garage Door Opener

COVERED	NOT COVERED
All components and parts, located inside the ceiling mounted electric motor of garage door opener, except those shown in the Not Covered section.	Door, door track assemblies, cables, springs and Wi-Fi transmitter.
A maximum of 1 unit is covered per Agreement. A maximum covered amount of \$5,000 is allowed per claim.	

7. Garbage Disposal

COVERED	NOT COVERED
All components and parts.	-
A maximum of 1 unit is covered per Agreement. A maximum covered amount of \$5,000 is allowed per claim.	

8. Kitchen/Laundry Appliance(s) NOTE: We will pay up to \$1,000 per covered Item for access, diagnoses and repair or replacement of any covered Appliance per Agreement term.

A. REFRIGERATOR	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts, except those shown in the Not Covered section.	Free standing freezer, multi-media centers built into appliances, wine chillers, consumables and Wi-Fi transmitter.
B. CLOTHES WASHER	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts, except those shown in the Not Covered section.	Wi-Fi transmitter.
C. CLOTHES DRYER	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts, except those shown in the Not Covered section.	Wi-Fi transmitter.
D. RANGE/OVEN/COOKTOP	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts, including range exhaust hoods located above the range, except those shown in the Not Covered section.	Wi-Fi transmitter and broken, chipped, cracked glass cooktops due to misuse and abuse.
E. DISHWASHER	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts, except those shown in the Not Covered section.	Wi-Fi transmitter.
F. BUILT-IN MICROWAVE OVEN	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts.	-

G. TRASH COMPACTOR	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts.	-
H. BUILT-IN GRILL	
A maximum of 1 unit is covered per Agreement.	
COVERED	NOT COVERED
All components and parts.	-

9. Plumbing

COVERED	NOT COVERED
Leaks and breaks of water, drain, gas, waste or vent lines; toilets and related mechanisms, toilet wax ring seals, faucets, showerheads, shower arms, valves for shower, tub and diverter; angle stops, risers and gate valves, hose bibs, basket strainers, built-in bathtub whirlpool motors, pumps, and air switch assemblies; pressure regulators, expansion tanks, sewage ejector pump (septic system sewage ejector pumps are not covered unless optional coverage is purchased), clearing of sink, bathtub, shower, and toilet stoppages, clearing of mainline drain and sewer stoppages through an accessible cleanout up to 125 feet from access point, clearing of lateral drain line stoppages up to 125 feet from access point including accessible cleanout, p-trap, drain or overflow access points.	Stoppages caused by collapsed, damaged or broken drain, vent or sewer lines outside the home's main foundation, lines broken, infiltrated or stopped by roots or foreign objects; even if within the home's main foundation; costs to locate or access cleanouts not found or inaccessible, or to install cleanouts, and access through roof vents; any fees for photo/video equipment, hydro-jetting equipment, chemicals, jet or steam clearing; bathtubs, sinks, showers, shower enclosures and base pans; bidets, toilet lids and seats, permanently installed sump pumps (ground water only); jets, caulking or grouting, septic tanks, septic system sewage ejector pumps are not covered unless optional coverage is purchased, water softener, water filtration/purification systems, holding or storage tanks, saunas or steam rooms and Wi-Fi transmitter.
NOTE: A maximum covered amount of \$5,000 is allowed per claim. Repair and finish of any walls or ceilings where it is necessary to break through to effect repair is not covered under the Seller Coverage.	

10. Smoke Detector(s)

COVERED	NOT COVERED
Battery operated and hardwired units.	Carbon Monoxide detector.
A maximum covered amount of \$5,000 is allowed per claim.	

11. Water Heater

COVERED	NOT COVERED
All components and parts, including tankless water heaters and circulating pumps, except those shown in the Not Covered section.	Auxiliary holding or storage tanks, fuel storage tank or energy conservation unit(s) and Wi-Fi transmitter.
A maximum of 1 unit is covered per Agreement. A maximum covered amount of \$1,000 is allowed per Agreement term.	

VI. General Exclusions and Limitations

- This Agreement does not cover performance of routine maintenance. You are responsible for performing all routine maintenance and cleaning for all covered Items as specified and recommended by the manufacturer. You are also responsible for providing all routine maintenance for all areas of a Covered Property around covered Items to ensure that these Items are able to function properly as specified by the manufacturer.
- This Agreement does not cover repairs or replacements of any Item covered by other insurance, warranties or guarantees, including but not limited to, manufacturer's, contractor's, builder's, distributor's, home service agreement or home warranty. Our coverage is secondary to such insurance, warranties, or guarantees.
- This Agreement shall not cover any Item(s) if they are:

- systems, appliances or components classified by the manufacturer as Commercial-Grade;
 - flues, venting, chimneys, and exhaust lines;
 - covered Items with a failure that existed prior to the Agreement effective date;
 - pre-existing mechanical failure is not covered under the Seller Coverage;
 - lacking a visible model or serial number;
 - determined to be defective by the Consumer Product Safety Commission or the manufacturer and for which either has issued, or issues, a warning or recall, or which is otherwise necessitated due to failure caused by the manufacturer's improper design, use of improper materials and/or formulas, manufacturing process or any other manufacturing defect;
 - improperly repaired and/or improperly installed;
 - below the slab or basement floor of the Covered Property; except as otherwise specified in this Agreement;
 - located outside the perimeter of the main foundation or a detached structure (i.e., outside the outer load bearing walls of the primary residential structure with the exception of central air conditioning unit, main electrical panel, water heater) or unless specifically covered with optional coverage purchased for Items outside the main perimeter. These exceptions must be installed for diagnose and must be manufactured for outside use or be located in a structure which protects Items from the elements;
 - located in a detached structure;
 - damaged by you in the course of remodeling or unauthorized repair.
4. This Agreement does not cover failures which may result from causes other than normal wear and tear, such as without limitation:
- lack of routine maintenance and cleaning as specified and recommended by the manufacturer;
 - rust and corrosion are not covered under the Seller Coverage;
 - abuse, misuse and/or neglect;
 - mismatched systems where the indoor and outdoor units were not properly matched to each other in capacity or efficiency for proper operation;
 - lightning strikes, power failure, power surge;
 - missing components, parts or equipment;
 - animal, pet and/or pest damage;
 - fire; casualty; flood; smoke; earthquake; freeze damage; acts of God;
 - manufacturer's improper design, use of improper materials and/or formulas, manufacturing process or any other manufacturing defect;
 - accidental damage;
 - structural damage and/or property damage;
 - accidents; war; acts of terrorism; nuclear explosion, reaction, radiation or radioactive contamination; insurrection; riots; vandalism; or intentional destruction of property;
 - any noise without a related Mechanical Failure.
5. This Agreement does not cover Mechanical Failures, damages or remediation due to:
- mold, mildew, mycotoxins, fungus, bacteria, virus, condensation, wet or dry rot, regardless of the source, origin, or location;
 - lack of capacity in the existing system or appliance, under/oversized systems in relation to the square footage for the area being heated or cooled;
 - conditions of insufficient or excessive water pressure;
 - conditions of inadequate wiring capacity, circuit overload, power failure and/or surge.
6. This Agreement does not cover costs for (except as otherwise specified in this Agreement):
- construction, carpentry, dimensional or design change, or other modifications necessary to remove, relocate or install equipment;
 - providing or closing access to covered Items;
 - equipment to gain access or permit serviceability such as but not limited to scaffolding;
 - restoration of any wall or floor coverings, cabinets, counter tops, tiling, paint or the like;
 - failure to meet building code(s), zoning requirements, utility regulations;
 - failure to comply with local, state or federal laws or regulations;
 - compliance with federal, state, and/or local law, code, regulation, or ordinance;
 - for testing required by state or local municipalities, such as but not limited to, load calculation or duct certification;

- for additional charges to access or transport materials, supplies, or Service Professionals to the Covered Property, such as but not limited to: tolls, required use of ferries, or barges;
- Surcharges assessed by Service Professionals and/or part and appliance vendors;
- permits;
- code upgrades;
- modifications.

7. This Agreement does not cover:

- dismantle, remove and dispose the defective equipment;
- recapture refrigerant; reclaim refrigerant and dispose of refrigerant;
- removal and/or disposal of hazardous or toxic material or asbestos;
- the use of cranes or other lifting equipment required to service any Item;
- excavation or other charges associated with gaining access to a well pump;
- electronic computerized, or home energy management systems or devices; home automation hub; LCD displays that do not affect the primary operation of the unit; unless otherwise stated in this agreement;
- lighting and/or appliance management systems, unless otherwise stated in this agreement;
- radon monitoring systems, fire sprinkler systems, and solar systems and components.

8. This Agreement does not cover delays or failures to provide service caused by, or related to:

- any of the exclusions listed herein;
- shortages of labor and/or materials;
- any other cause beyond our reasonable control.

9. This Agreement does not cover replacement of functional components of HVAC systems for reasons of compatibility or efficiency requirements of the manufacturer unless additional coverage for such circumstance is purchased. This additional coverage must be purchased within 30 days from the effective date of this Agreement. To obtain this coverage, call the number on you Agreement Coverage Summary Page or visit www.cinchhomeservices.com.

VII. Limitation of Liability

1. We are not responsible for incidental, consequential, special, and/or punitive damages and you agree to waive any and all claims for such damages, arising from, resulting from and/or related to the Mechanical Failure of any Item, including, but not limited to, food spoilage, loss of income, additional living expenses, and/or other property damage.
2. We are not liable for any damages that result from a Service Professional's service, delay in providing service or failure to provide service. We are not liable for any incidental, consequential, special, and/or punitive damages, costs, expenses, whether caused by negligence or any other cause, and you agree to waive any and all claims for such damages, arising from, resulting from or related to any Service Professional's service, delay in providing service or failure to provide service, including, but not limited to, damages, resulting from delays in securing parts and/or labor, the failure of any equipment used by a Service Professional, labor difficulties, and/or the negligent, tortious and/or unlawful acts or omissions of any Service Professional.

VIII. Cancellation Information

1. You may cancel this Agreement by telephone or in writing within 30 days of the coverage effective date for a full refund of the contract fees paid if no claim has been made as of the date of the cancellation request. The right to cancel this Agreement as provided in this paragraph is not transferable.
2. If you paid for this Agreement in full prior to the coverage effective date, You may cancel this Agreement within 30 days of the coverage effective date if a claim has been made, or at any time thereafter, at which time you may be entitled to a refund of unearned contract fees paid based on the pro-rata schedule. A processing fee of twenty-five dollars (\$25) or 10% of the gross amount paid by the contract holder, whichever is less, plus the cost(s) of any services performed under this Agreement will be deducted from any refund payable to you.
3. If you have chosen to pay in monthly installments for this annual term Agreement, You may cancel this Agreement within 30 days of the coverage effective date if a claim has been made, or at any time thereafter. If a claim was made under this Agreement and you request cancellation before the total purchase price for this Agreement is paid, you remain responsible

for the total purchase price of this Agreement. You may be entitled to a refund of unearned contract fees paid based on the pro-rata schedule based on the total purchase price of the Agreement. We will provide a pro rata refund based on the total purchase price of the Agreement, less claims paid and less a processing fee of twenty-five dollars (\$25) or 10% of the gross amount paid by the contract holder, whichever is less. In some instances, this may result in a remaining balance towards the total purchase price that you are responsible for. We may bill you for the lesser of the net amount due to us or the unpaid annual term contract fee. We will bill or charge you any balance owed to us through the same mechanism as any previous installment billings, or we will direct bill you if such a mechanism is not available.

4. In the event a real estate listing agreement is cancelled while your Items are covered by Seller Coverage and a claim has been paid, you agree to pay to us the lesser of: (1) any claims paid under the Seller Coverage, or (2) the applicable Buyer Conversion Coverage price. In the event a Covered Property which was covered under the Seller Coverage during the listing period is sold, regardless of whether a claim is paid under the Agreement, the seller will be liable to us for the applicable Buyer Conversion Coverage price.
5. We may terminate this Agreement immediately, after any applicable notice provisions, for any reason. If we terminate, this Agreement we will follow normal cancellation procedures as outlined in this section.
6. In the event you act in an abusive or harassing manner, threaten to harm or actually harm the safety or well-being of: (i) the Issuing Company (ii) any employee of the Issuing Company; (iii) a Service Professional; or (iv) any property of the company or the Service Professional, you will be in breach of this Agreement. In the event you breach this or any other obligation under this Agreement, we may refuse to provide service to you and may cancel this Agreement immediately.
7. If this Agreement is canceled, terminated or expires in accordance with its terms we will continue to process any outstanding claims in accordance with the Agreement.

IX. Dispute Resolution

1. **ARBITRATION:** All disputes, controversies or claims of any sort, arising out of or in any way relating to this Agreement, its negotiation, and the Services provided pursuant to it, whether based in contract, tort, regulation, or any other legal or equitable theory (collectively "Disputes"), shall be resolved at the consumer's choice by settlement, or in their entirety by individual (not class-wide nor collective) final and binding arbitration, except for claims subject to the jurisdiction of the small claims court (or your state's equivalent court), as these claims are not subject to arbitration and shall proceed only on an individual (non-class and non-representative) basis in such court as stated above. Arbitration shall be conducted within the geographical limits of the applicable federal district court where the Covered Property is located, or such other location upon which both parties mutually agree, and administered by a mutually agreed upon arbitration service. The Commercial Arbitration Rules and Supplementary Procedures for Consumer-Related Disputes of the American Arbitration Association or similar such rules (the "Arbitration Rules") in effect at the time arbitration is demanded by either party shall govern the arbitration proceeding and the selection of one neutral arbitrator to preside over the proceeding. The arbitrator, and not any federal, state or local court or agency, shall have exclusive authority to decide all Disputes and all questions related to the interpretation, applicability, enforceability or formation of these Dispute Resolution provisions, including any claim. Arbitration cannot be an absolute dispute remedy and both parties must agree to arbitration. This arbitration provision does not prohibit an Arizona resident from following the process to resolve complaints under the provisions of A.R.S. Section 20-1095.09, Unfair Trade Practices as outlined by the Arizona Department of Insurance and Financial Institutions (DIFI). To learn more about this process, You may contact DIFI at 100 N. 15th Ave., Suite 102, Phoenix, AZ 85007-2624, Attn: Consumer Protection. You may directly file any complaint with the DIFI against a Service Company issuing an approved Service Contract under the provisions of A.R.S. Section 20-1095.04 and/or 20- 1095.09 by contacting the Consumer Protection Division of the DIFI at 602-364-2499.
2. **CLASS ACTION AND JURY TRIAL WAIVER:** Any arbitration under this Agreement will take place on an individual basis; class, mass, consolidated or combined actions or arbitrations or proceeding as a private attorney general are not permitted. The parties are each waiving the right to trial by jury. The parties are further giving up the ability to participate in a class, mass, consolidated or combined action or arbitration.
3. **OPT-OUT:** Arbitration is not a mandatory condition of your contractual relationship with us. If you do not want to be subject to these Dispute Resolution provisions, you may opt out of these Dispute Resolution provisions by notifying us in writing of your desire to opt out of these Dispute Resolution provisions, either by (1) sending, within 30 days of the date this Agreement

is executed by you, electronic mail to compliance@cinchhs.com, stating your name and intent to opt out of the Arbitration Provision or (2) by sending a letter by U.S. Mail, or by any nationally recognized delivery service (e.g., UPS, Federal Express, etc.), or by hand delivery to: Cinch Home Services, Inc. Attn: Legal Department – Arbitration Opt-Out, 4700 Exchange Court, Suite 300, Boca Raton, FL.33431 Should you not opt out of these Dispute Resolution provisions within the 30-day period, each party shall be bound by the terms of these Dispute Resolution Provisions.

X. Other Conditions

1. **Term.** Coverage under this Agreement commences on the effective date and expires on the expiration date as specified on the Agreement Coverage Summary Page.
2. **Renewal.** Where permitted by state law, this Agreement may automatically renew at the sole and exclusive option of the Issuing Company for successive twelve (12) month(s). Where permitted by state law, **Buyer Conversion Coverage, Buyer Direct Coverage, Open Direct Coverage or New Home Coverage may automatically renew at the sole and exclusive option of the Issuing Company for successive twelve (12) month(s)**. In the event the Issuing Company elects to renew this Agreement, you will be notified of any rate and/or coverage changes, not less than **thirty (30) days prior to the expiration of the current Agreement term and commencement of the renewal term**.
3. **Assignment.** In the event of assignment or transfer of title of the Covered Property, this Agreement may be assigned and/or transferred at our option, where permitted by state law and when the applicable fee has been paid. We reserve the right to charge a transfer fee not to exceed twenty-five dollars \$25.
4. **Waiver.** Should we waive any of our contractual rights; such waiver will not constitute a future waiver of said rights.
5. **Disclosure.** The price of the Agreement includes the full amount of all fees due and payable as well as the costs of processing and administration for the Issuing Company and its agents where allowable by law. Any applicable state or local sales taxes are in addition to the price of the Agreement.
6. **Severability.** If any provision of this Agreement is determined to be invalid or unenforceable, in whole or in part, by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect.
7. **Entire Agreement.** This Agreement constitutes the entire agreement between you and us and supersedes all prior agreements and understandings, oral or written, which may have been made with respect to the Agreement and its subject matter. Except as provided herein, all other warranties, expressed or implied, are hereby disclaimed.
8. **Issuing Company.** This Agreement is issued by HomeSure Services, Inc., except in the following states where it is issued by the identified entity: in Alabama, Arizona, Florida, Illinois, Iowa, Massachusetts, Nevada, New Hampshire, New Mexico, New York, North Carolina, Oklahoma, South Carolina, Texas, Utah, Vermont, Washington, Wisconsin and Wyoming by HomeSure of America, Inc.; in California by HomeSure Protection of California, Inc.; and in Virginia and Oregon by HomeSure of Virginia, Inc. OR CCB #202158, IN C.P.D. Reg. No. - T.S. R2707. Services are provided by Service Professionals.
9. **Marketing and Administration.** This Agreement is marketed and administered through Cinch Home Services, Inc.
10. **Corporate/Administrative Office.** 4700 Exchange Ct, Suite 300, Boca Raton, FL 33431, (800) 778-8000.

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PREVENTIVE MAINTENANCE BENEFIT

1. **Eligibility (Buyer Only):** During the first year of your Service Agreement, if you have not placed any claims with us, **you will be eligible for one (1) Air Conditioning and/or Heating maintenance visit, valued up to \$100**, at the completion of month nine (9). The maintenance visit is only available on an active Agreement term between months ten (10) and twelve (12) and only during the first year of coverage.

2. **Process:** To use this benefit, please call 866-607-9915 to schedule a maintenance visit. If you fail to schedule a maintenance visit during the eligibility period stated above, you may not “recapture” or “make-up” the maintenance visit during your Agreement term. If you miss and/or cancel a scheduled maintenance visit, you may not re-schedule another visit. You must call to schedule and complete a maintenance visit between months ten (10) and twelve (12) of the Agreement term.

We are not liable for any damages of any type that result from a Service Professional’s service, delay in providing service or failure to provide service.

SAMPLE