CONGRATULATIONS
ON YOUR NEW HOME WARRANTY!

WHAT DO YOU DO NEXT?

1 REGISTER YOUR HOME WARRANTY
Registration will speed up service requests and provide you with important information about your coverage.

ONLINE
WWW.LANDMARKHW.COM/REGISTER

2 30 DAY OPEN ENROLLMENT
Take advantage of your 30 day open enrollment to ensure all items are protected as expected. Call to discuss your home warranty.

TOLL FREE
866-306-2999

IMPORTANT INFORMATION: PLEASE READ THROUGH THIS CONTRACT COMPLETELY TO UNDERSTAND YOUR COVERAGES AND EXCLUSIONS.
GET MORE FROM YOUR HOME WARRANTY

UNLIMITED A/C & HEATING UNITS
Includes central A/C units, radiant heat, heat pumps, evaporative coolers, electric wall A/C, and more
(Unlimited units designated for properties under 5,000 sq. ft.)

RE-KEY SERVICE
Includes re-key service for up to 6 key holes including dead bolts
(Service Call Fee Required)

ANNUAL A/C & HEATER TUNE-UPS
Includes a comprehensive annual tune-up for the spring and heater in the fall
(Service Call Fee Required)
ENCLOSED IS YOUR HOME WARRANTY CONTRACT

PLEASE KEEP THIS DOCUMENT FOR FUTURE REFERENCE

The next several pages provide details of the Landmark Home Warranty coverages and exclusions. Some items may not pertain to your purchased home warranty. Remember, you have 30 DAYS from the close of your home to add additional items to your contract.

24/7/365 CUSTOMER CARE SERVICE

Our Customer Care Team is available to take your Service Requests any time, day or night at 866-306-2999

INFORMATION AND UPGRADE

Call us and we’ll explain your coverage and options. We want to make sure you have the coverage you need, and when something happens, we will be there to help.
A. SERVICE OVERVIEW

1. In accordance with the terms of the Contract, Landmark Home Warranty, hereinafter referred to as LHW, We, Us, or Our, agrees to repair or replace systems and appliances mentioned as covered for the Home Seller and/or Buyer, hereinafter referred to as You. We exclude all others.

2. LHW will provide service on listed covered systems or appliances that:
   a) are installed and located within the perimeter of the Main Foundation and Garage (attached or detached). Additional living space in garages or separate from main home are not covered unless additional Option chosen. Systems or appliances located on the exterior or the outside of the home (including porch and patio) are not covered (with exception of items marked with an "**"). Any additional detached structures are not covered unless specified as an Option.
   b) were properly installed and in good and safe working order on the Effective Date of this Contract.
   c) have become inoperable due to normal usage after the Effective Date of this Contract.
   d) are reported during the term of this Contract.

3. This Contract does not cover defects known prior to the Effective Date of coverage. Known defects are excluded from coverage until proof of repair(s) is received by us. We provide coverage for unknown conditions if the condition would not have been detectable by the Buyer, Seller, or Agent through visual inspection and simple mechanical test. For example, a simple test would be visual inspection of a heat exchanger for cracks or a carbon monoxide test.

4. Coverage is for Home Buyer/Seller Single Family Dwelling less than 5,000 sf. Coverage for homes over 5,000 sf requires additional fees. For any other dwelling types, please call for quote. Coverage is for owned or rented residential properties, not commercial properties or residences used as businesses (including daycares, nursing homes, etc.)

5. Where the premises covered by this Contract are a condominium or multiple units, obligations are limited to the confines of the unit. Common equipment is not eligible for coverage.

6. Non Real Estate Transactions: Pricing, fees, terms, and coverage listed are for properties involved in a resale Real Estate transaction. For properties not involved in a Real Estate Transaction please call for a quote.

B. CONTRACT EFFECTIVE DATES

1. Buyer’s Coverage: becomes effective at Close of Sale and is in effect for one full year. (Payment must be received within 14 days after Close of Sale.) If Buyer takes possession prior to Close of Sale, the Payment is due and Coverage will begin upon Receipt of Payment.

2. Seller’s Coverage: The Listing/Escrow Period becomes effective the day the application is received by us, and continues until the expiration of the Initial Listing Period (up to 180 days), Close of Sale, or Listing Termination, (whichever occurs first). Seller’s Coverage is not available on multiple units. In the event Close of Sale does not occur in the 180-day period, we may, at our sole discretion, extend the Seller’s Coverage period. Pre-existing conditions are not covered for the Seller. Optional coverage is not available for Seller’s Coverage, including Pre-Paid Service Call Fees.
### CONTRACT (DETAILED PLAN COVERAGE AND LIMITATIONS)

3. New Construction and any optional Coverage: begins on the first anniversary of the Close of Sale and continues for three years from that date, provided the Contract fee was received by LHW within 14 working days from Close of Sale. All systems and appliances to be covered must be in good working condition at the time coverage begins on the first anniversary after Close of Sale.

4. Lease Option: Full Payment is due upon occupancy.

**C. TO REQUEST SERVICE**

1. We are available to accept service calls 24 hours a day, 365 days a year.

2. When you call with a Service Request, we will contact an INDEPENDENT CONTRACTOR who will contact you directly to schedule a convenient appointment during normal business hours. On weekdays, the contractor will contact you within 4 business hours of opening a Service Request.

3. Under normal circumstances, LHW will initiate the performance of services within 48 hours after the request of the Contract Holder. In the event of an emergency, we will make reasonable efforts to expedite service within 24 hours. An emergency is defined as a failure resulting in:
   1. Plumbing failure that causes interior flooding;
   2. A complete loss of heat or A/C in extreme temperatures;
   3. A condition that immediately endangers health and safety;
   4. A system failure that is causing ongoing damage to the home. If you should request us to perform a non-emergency Service Request outside of normal business hours, you will be responsible for payment of additional fees, including overtime.

4. We require you to contact us so we may have the opportunity to select an INDEPENDENT CONTRACTOR to perform the service. We will not reimburse you for services performed by your own contractor without prior authorization.

5. Each Service Request placed will pertain to items of one trade, and one trade only; items opened within the same Service Request will be subject to a $60 Service Call Fee / Diagnostic Fee. Additional fee may be required to open a Service Request for properties out of network. Details may be found at www.landmarkhw.com/servicearea. Service Call Fee is due whether service is covered or denied. It is the Contract Holder’s obligation to select the trade type when requesting service. In the event the Contract Holder selects the wrong trade type the Contract Holder is required to pay a second service call fee to re-dispatch the appropriate service request. We cannot respond to a new Request of Service until all previous Service Call Fees are paid. Failure to pay the Service Call Fee will result in suspension of Coverage until such time as the proper fee is paid. At that time, Coverage will be reinstated, but the contract period will not be extended. Service work is guaranteed for 30-days.

6. To ensure you receive reputable and unbiased service, we have built an extensive network of Independent Contractors who provide service to our Contract Holders. Our network, however, is not all-inclusive for every trade, in every town. For that reason, we may authorize or require you to contact your own Independent (out of network) Contractor directly to obtain service. If so, a Customer Care Representative will provide you with Independent Contractor requirements. LHW will authorize payment or reimbursement for approved service and/or repairs, based on our negotiated rates with our Independent (in network) Contractors and Supply Warehouses.
7. It is the Contract Holder’s responsibility to have the Area of Service Work free and clear of non-related items for the Independent Contractor. In the event the area is not accessible the contractor will return at a later date and the Contract Holder will be responsible for an additional Service Call Fee.

D. THIS CONTRACT DOES NOT COVER:

1. Repairs or replacement required as a result of Fire, Freeze, Flood or other Acts of God, Accidents, Vandalism, Improper Installation, Cosmetic Defects, Design Flaws, Manufacturers’ Defects, Structural Defects, Power Failure, Shortage, Surge or Overload, and Inadequate Capacity.

2. Failure to Clean or Maintain, Improper Previous or Attempted Repair, Routine Maintenance, Odors, Noises, Damage due to Pests or Pets, Neglect, Misuse, Abuse, Missing Parts, or Adjustments.

3. LHW is not responsible for Consequential or Secondary Damage (including Consequential Damages due to a Service Contractor’s conventional repair efforts of the primary item) nor for failure to provide timely service due to conditions beyond our control; including but not limited to, part or equipment delays or labor difficulties.

4. LHW does not cover systems or appliances classified by the manufacturer as Commercial, Commercial Equipment modified for domestic use, or single family dwellings used for commercial purposes.

5. You are responsible for providing Maintenance and cleaning on covered items as specified by the manufacturer to ensure continued coverage on such items. For Example: heating and air conditioning systems require periodic cleaning and/or replacement filters and cleaning of evaporator and condenser coils.

6. LHW is not, under any circumstances, responsible for the diagnosis, repair, removal or remediation of Mold, Mildew, Rot or Fungus, or any damages resulting from or related to Mold, Mildew, Rot or Fungus, even when caused by or related to the malfunction, repair or replacement of a covered system or appliance.

7. ACCESS: LHW is not responsible for providing or closing access to covered items, except as noted under Limits for Plumbing and Ductwork. We are not responsible for additional charges to remove or install systems, appliances, or non-related equipment in order to make a covered repair; nor do we cover the cost of restoration of wall coverings, floor coverings, counter tops etc.

8. LHW does not cover Cost for cranes or other lifting equipment.

9. CODE UPGRADES/ TOXIC MATERIALS/ PERMITS/ DISPOSAL: If upgrades are required, LHW cannot perform service until you complete corrective work. If additional costs are incurred in order to comply with regulations, we will not be responsible for the added expense, nor will we pay any cost relating to permits. LHW will not perform services involving hazardous or toxic materials including, but not limited to, Asbestos, Mold, Lead Paint, or
Sanitation of Sewage Spills, nor will we pay costs related to recapture and/or disposal of Refrigerator/Freezer Refrigerants, Contaminants, Hazardous or Toxic Materials, Systems or Appliances.

10. REPAIR/ REPLACEMENT/ UPGRADE: LHW is not responsible for delay in obtaining parts or replacement equipment. We reserve the right to repair and/or replace systems and appliances with non-original manufacturer’s parts, including rebuilt or refurbished parts. We reserve the right to obtain a second opinion at our expense. We will not upgrade any covered item. We are responsible for providing installation of equipment comparable in features, capacity and efficiency, but not for matching in dimensions, color, or brand. We are not responsible for the cost of construction, carpentry, or other modifications made necessary by existing or installing different equipment. We reserve the right to provide cash in lieu of repair or replacement in the amount of our actual cost. When providing cash in lieu of replacement, installation is limited to one hour of labor. Payment will be provided based on our negotiated rates with our Independent Contractors and Supply Warehouses, which may be less than retail. We are not responsible for work performed once you accept cash in lieu of service. If we provide reimbursement or cash in lieu of service the approximate time to issuance of a check is 10 business days.

11. LHW is not responsible for upgrades, components, parts, or equipment required due to the incompatibility of the existing equipment with the replacement system, or appliance, or component, or part thereof, or with new type of chemical or material utilized to run the replacement equipment; including but not limited to, differences in technology, refrigerant requirements, or efficiency as mandated by Federal, State, or Local Governments (except noted in Central Air Conditioning).

RENEWAL/TRANSFER/CANCELLATION

TRANSFER:
This Contract is transferable for a $25 Administration Fee. You must notify LHW of this transfer by calling 866.306.2999.

RENEWALS:
This Contract may be renewed at our discretion. In that event, you will be notified of the prevailing rate and terms of Renewal. Payment Rates may increase upon Renewal. To ensure there is no lapse of coverage, payment must be received prior to Contract expiration.

MONTHLY RENEWAL CONTRACT:
If monthly payment Contract was previously selected and we elect to renew your Contract, we will notify you approximately 45 days prior to expiration of coverage. You will be automatically renewed for an additional one-year coverage term unless you notify us in writing prior to expiration.

CANCELLATION:
a) LHW may not cancel this contract during the initial term for which it was issued, except for any of the following reasons: (1) the contract holder does not pay a fee or charge due under the terms of this contract; (2) the contract holder engages in fraud or misrepresentation of facts material to the issuance of the contract; (3) an interest in the residential property covered under this contract is sold, and the contract is contingent on an interest in the property not being sold.
b) If contract is cancelled, homeowner shall be entitled to a pro rata refund of the paid contract fee for the unexpired term, less a $40 administrative fee, and any actual service costs incurred by LHW. If listing coverage is cancelled after service has been performed, and the contract fee has not yet been paid, contract holder will be responsible for purchase of contract, or reimbursement to LHW of service costs incurred, whichever is less.
c) Cancellation may be made by Contract Holder at any time. If cancelled within 30 days of acceptance of LHW, and no service request has been made, the Contract Holder is entitled to a full refund of the contract proceeds less an administrative fee of $40.
Utah Residents: If Contract is cancelled by us, cancellation will be effective no sooner than 10 days for paragraph A.1, and 30 days for A.2 and A.3 after delivery or 1st class mailing of a written notice to the contract holder.
E. STANDARD COVERAGE INCLUDES:

HEATING SYSTEM

COVERED: Primary Gas, Oil or Electric Heater, Radiant Heater, Heat Pump*, Thermostat, Ductwork (including Geothermal and/or water source heat pump components and parts located within the foundation of the home or attached garage which cool and/or heat the home). NOTE: Coverage available on Heating Systems that are the main source of heat to the home, with capacity not exceeding five (5) tons per unit (unlimited units covered).

EXCLUSIONS: Heat Lamps, Filters, Electronic Air Cleaners, Humidifiers, Furnace Vents & Flues, Asbestos Covered Ductwork, Wood or Pellet Stoves (even if only source of heating), Fireplaces (of any kind) and Key Valves, Inserts, Insulation, Dampers, Collapsed or Crushed Ductwork, Improperly Sized Systems or Systems with Mismatched Capacity per Manufacturer’s Specifications, Zone Control Systems, Zone Valves, Solar Space Heating & Cooling Systems, Outside or Underground Piping and Components for Geothermal and/or Water Source Heat Pumps, Well Pumps and Well Pump Components for Geothermal and/or Water Source Heat Pumps, Freestanding Units, Maintenance or Cleaning, Noises.

LIMITS: (1) $1,500 maximum for diagnosis, repair or replacement of Geothermal, Hot Water, Boiler, Radiant Heat (including cable heat), Steam Circulating Heating System, and Water Source Heat Pumps. (2) $500 maximum for diagnosis, repair or replacement of Duct Work. (3) We will provide access to Ductwork, according to the dollar limits specified in (2) above, through unobstructed walls, ceilings, and floors, only, and will return access opening to a rough finish condition (drywall, tape, and mud).

SELLER’S COVERAGE LIMITS: (1) Coverage provided for Home Seller’s Heating & A/C System is subject to a combined $500 maximum for diagnosis, repair or replacement during the Seller’s Coverage Period. All Limitations of Liability apply.

AIR CONDITIONER/COOLER*

COVERED: Electric Central Air Conditioning including Condensers, Evaporative Coils, Compressors, air handler, leaks in accessible Freon Lines, Electric Wall Air Conditioning, Water Evaporative Coolers, and thermostat. NOTE: Coverage available on Cooling Systems with capacity not exceeding five (5) tons per unit (unlimited units covered).

R-410A MODIFICATIONS: If LHW determines that Air Conditioning unit must be replaced, we will replace the unit with a unit that meets the current Federal, State and/or Local Government efficiency standards and replace necessary covered components, including Air Handling Transition, Evaporator Coil, Refrigerant Lines, Secondary Drain Pan and Line, Plenum, Duct Transition and Indoor Electrical. If R22 parts or systems are no longer available, LHW will repair or replace the failed component with R410A equipment and cover the cost of modifications necessary to maintain compatibility.

EXCLUSIONS: Gas Units, Filters, Dampers, Maintenance, Cleaning, Noise, Condenser Housing, Pads, Water Towers, Water Trays or Drip Pans of any kind, Roof Jacks & Stands, Improperly Sized Systems or Systems with Mismatched Capacity per Manufacturer’s Specifications, Inaccessible or Not Visible Coil Lines, Zone Control Systems, Chillers, Pre-Coolers, Freon Recapture/ Recovery or Recharge.
Coverage Limits: Coverage provided for Home Buyer’s Air Conditioner/ Cooler Units shall not be capped at any dollar amount. All Limitations of Liability apply.

A/C & Heating System Pre-Season Tune-Ups

Covered: For the applicable Service Call Fee, LHW will perform 1 A/C Pre-season Tune-up between March 1st and April 30th as follows: LHW will calibrate thermostat, test temperature split, check refrigerant levels & system pressures, perform amp draw on condenser motor, evaporator motor and compressor, clean condenser coils, check contactors, check condensate lines, clean or replace filters (owner supplied), clean & tighten electrical connections, test capacitors, and test safety switches.

Covered: For the applicable Service Call Fee, LHW will perform 1 Heating System Pre-Season Tune-up between September 1st and October 31st as follows: LHW will calibrate thermostat, check heat operations, clean or replace filters (owner supplied), clean & tighten electrical connections, inspect pilot system, test safety switches, test limit switches, and clean burners.

Exclusions: Filters, Recharging of Freon or Refrigerant, Clearing of condensate line stoppages, Evaporator/Indoor coil cleaning including acid cleaning, Cleaning or unclogging services required to correct problems related to the lack of manufacturer recommended maintenance (filters must be replaced monthly). Note: The Contract Holder is responsible for scheduling the tune-up during the specified pre-season period by calling 866.306.2999. In the event a Contract Holder places an additional Service Request while the Contractor is performing a Pre-Season Tune-up at their home, the Contract Holder is required to pay an additional Service Call Fee.

Limits: Maintenance Tune-ups are covered for 1 unit. You will be responsible to pay the service contractor $30 for each additional unit. Not available for Seller’s Coverage.

Plumbing System

Covered: Drain Line Stoppages, Toilets, Plumbing Pipe Leaks, Whirlpool Motor & Pump, Shower Valve, Diverter Valve, Instant Hot Water Dispenser, Sump Pump (ground water only), Recirculating Pump, Water Heater (up to 50 gal.), Tankless Water Heater.

LIMITS:

1. $500 maximum for diagnosis, repair or replacement for leaks in concrete encased water, drain, gas, or polybutylene piping.
2. Toilet Tanks & Bowls replaced with Builders Standard when necessary.
3. We will provide access, according to the dollar limits specified in (1) above, through unobstructed walls, ceilings, and floors only, and will return access opening to rough finish condition (drywall, tape, and mud). Obstructions to Plumbing are the Contract Holder’s responsibility to remove, and include: Tile, Cabinetry, or any other items permanently affixed or requiring additional work to remove.
4. We clear stoppages which can be cleared with standard sewer cable through an existing clean-out located inside the home without excavation. LHW will not be responsible for access to Drain or Sewer Lines from vent or removal of toilet.
5. We are responsible for only one sewer stoppage clearing per each Main Sewer Line, Secondary Waste Line, or Toilet.
6. $800 maximum for diagnosis, repair or replacement of Tankless, Oil, or Power Vent Water Heaters.

APPLIANCES

COVERED: Dishwasher, Garbage Disposal, Trash Compactor, Oven, Built-in Microwave, Range/ Cooktop, Kitchen Exhaust Fan

EXCLUSIONS: Pans, Trays, Lights or Light Sockets, Baskets, Buckets, Rollers, Racks, Handles, Door Seals, Runner Guards, Shelves, Interior Linings, Timers & Clocks (that do not affect the heating or cleaning operation of the unit), Knobs, Rotisseries, Meat Probes, Portable or Countertop Microwaves, Trim Kits, Halogen Units, Refrigerator/Oven Combination Units.

LIMITS: Electromagnetic Induction Cooktops replaced with Builder’s Standard when necessary. $1,000 maximum to diagnose, repair, or replace microwave/oven combination units.

ELECTRICAL SYSTEM


LIMITS: Ceiling Fans replaced with Builder’s Standard, when necessary.

GARAGE DOOR OPENER

COVERED: Motor, Capacitor, Eye Sensors, Switches, Receiver Unit, Carriage, Push Arm

EXCLUSIONS: Garage doors, Hinges, Springs, Remote Transmitters, Keypads, Chains, Cables, Adjustments, and Units not meeting current safety standards.

RE-KEY SERVICE

COVERED: For the applicable Service Call Fee, LHW will re-key up to 6 keyholes (including deadbolts) and provide 4 copies of the key. **NOTE:** LHW is not responsible for picking locks. Not available for Seller’s Coverage.
**PREMIER COVERAGE UPGRADE**

The selection of this option provides coverage on the items, which are normally excluded from Standard Coverage.

**Plumbing:** Faucets (replaced with chrome Builders Standard when necessary), Shower Heads and Shower Arms, Toilet Replacement with like-quality up to $600, Angle Stop and Gate/Ball Valves, interior hose bibs, Pressure Regulators*.  
**Water Heater:** Failures due to Water Heater Sediment.  
**Heating System:** Disposable Filters, Heat Lamps.  
**Air Conditioner:** Disposable Filters, Window Units, Freon Re-capture/Recovery and Re-charge.  
**Electrical:** Attic Fans, Whole House Fans.  
**Garage Door Opener:** Hinges, Springs and Remote Transmitter/Key Pad.  
**Dishwasher:** Racks, Baskets, Rollers, Door Hinges and Seals.  
**Built-in Microwave:** Interior Lining, Clocks, Shelves.  
**Range/ Oven/ Cooktop:** Clocks, Rotisseries, Racks, Handles, Knobs, and Interior Lining.  
**Trash Compactor:** Removable Buckets, Lock and Key Assemblies.  
**Kitchen Refrigerator:** Freon recapture, recovery and recharge, Ice Maker (with purchase of Kitchen Refrigerator Option). Coverage and provided part is available. In cases where parts are not available, our obligation is limited to cash in lieu based on replacement cost of the ice maker.)

**PREMIER PLUS COVERAGE UPGRADE (INCLUDES PREMIER + NO-FAULT)**

**COVERED:** Includes all items listed under Premier Coverage, in addition to: Failures due to Improper Installation, Failures due to Mismatched Systems, Code Violations, Permit Fees, Crane Costs, Haul-Away of failed Systems or Appliances. We may provide, at our discretion, cash in lieu of repair.  
**Code Violations:** LHW will pay correct code violations, if required, to effect repair or replacement.  
**Permits:** Where local building permits are required prior to commencing replacement of a covered item, LHW will pay for such permit. LHW will not be responsible for replacement service when permits cannot be obtained.  
**Improper Installation and Mismatched System:** LHW will repair or replace a covered item that was improperly installed, modified, or repaired prior to the term of this contract. This does not include items pertaining to undersized heating and cooling systems relative to square footage of area being cooled or heated.  
**Haul-Away:** LHW will pay the cost to remove a covered system, appliance, or component when LHW is replacing a covered system, appliance or component.  
**Crane:** LHW will cover for the use of cranes or other lifting equipment required for a covered service of roof top heating or air conditioning units.  
**LIMITS:** LHW will pay up to $250 in the aggregate per contract for items related to No-Fault Coverage Upgrade.

**ENHANCED PIPE LEAK REPAIR**

**COVERED:** Concrete encased or underground pipe leaks located outside the foundation of the covered structure, including water, gas and drain lines that service the main home or other structure covered by us. Not available to Condos or Multi-unit Buildings.  
**EXCLUSIONS:** Faucets; Hose Bibs; Sprinkler Systems; Pool Piping; Downspout; Landscape drain lines; Damage due to roots. LHW is not responsible to replace or restore landscaping as a result of accessing and closing access to underground plumbing.  
**NOTE:** Not available to condos or multi-unit buildings.  
**LIMIT:** $1000 maximum to diagnose and repair.
## SWIMMING POOL - SPA - HOT TUB - PORTABLE SPA EQUIPMENT*

**COVERED:** Above ground and accessible working parts and components of heating and filtration system, as follows: Heater, Pump, Motor, Filter, Filter Timer, Gaskets, Blower, Timer, Back Flush Valve, Pool Sweep Motor and Pump, Above ground Plumbing Pipes and Wiring. **ADDITIONAL COVERED** Salt Water Control Unit - Salt Cell - Flow Sensor for the Salt Water Chlorinator. **FOR SALT WATER POOLS:** Salt Water Control Unit - Salt Cell - Flow Sensor for the Salt Water Chlorinator. **EXCLUSIONS:** Pool Sweep, Jets, Ornamental Fountains, Lights, Skimmers, Pool Liner, Pool Cover and Related Equipment, Fill Line, Fill Valve, Control Panel, Control Switches, Computerized Control Boards and Related Equipment, Cleaning or Maintenance of equipment such as, but not limited to, Chlorinators, Ionizers, and the like, Fuel Storage Tanks, Built-in or Detachable Cleaning Equipment including Pop-up Heads, Turbo Valves, Creepy Crawlers and the like, Disposable Filtration Mediums, Heat Pump, Solar Plumbing or Heating Equipment, Valve Actuator Motor salt cell and salt water chlorinator. **LIMITS:** Repairs will be limited to $1000 per contract for diagnosis, labor, parts and/or materials. **SALT WATER POOL LIMITS:** The access, diagnosis, repair or replacement of the control unit, salt cell, and flow sensor for the salt water chlorinator is limited to $2,000 aggregate per Contract term.

### ADDITIONAL POOL OR SPA EQUIPMENT*

**NOTE:** Both pool and spa equipment (including portable spa, exterior hot tub and whirlpool) are covered if they utilize common equipment. If they do not utilize common equipment, then only one or the other is covered unless an additional fee is paid.

### SALT WATER SWIMMING POOL EQUIPMENT*

(see Swimming Pool coverage, exclusions, and limits)

### WELL PUMP (Domestic Use Only)* (One per Coverage)

**COVERED:** Well Pump/Booster Pump utilized for the main dwelling only, depending on the Option requested and payment paid. **EXCLUSIONS:** Piping and Electrical Lines, Well Casing, Holding, Storage or Pressure Tank, Re-drilling of the Well, Control Boxes, Pressure Switches, Capacitors or Relays, Well Pump and Well Pump Components for Geothermal and/or Water Source Heat Pumps, Outside or Underground Piping and Components for Geothermal and/or Water Source Heat Pumps, Access to Repair well pump system.
## BOOSTER PUMP* (Includes Well Pump Coverage Above)

**Covered:** Well Pump/Booster Pump utilized for the main dwelling only, depending on the Option requested and payment paid.

**Exclusions:** Piping and Electrical Lines, Well Casing, Holding, Storage or Pressure Tank, Re-drilling of the Well, Control Boxes, Pressure Switches, Capacitors or Relays, Well Pump and Well Pump Components for Geothermal and/or Water Source Heat Pumps, Outside or Underground Piping and Components for Geothermal and/or Water Source Heat Pumps, Access to Repair well pump system.

### Washer - Dryer (Per Set)

**Covered:** Mechanical components and parts, which affect the operation.

**Exclusions:** Touch Pad Assembly, Plastic Mini Tubes, Soap Dispenser, Knobs, Filter, Lint Screens, Venting, Dials, Interior Thermal Shells, Trim Kits, “All-in-One” Wash/Dry Units.

**Limits:** $2,000 maximum to diagnose, repair or replace (per set).

## Kitchen Refrigerator (Single Compressor)

**Covered:** Mechanical components and parts, which affect the operation.

**Exclusions:** For Kitchen Refrigerator, Built-in Refrigerator, and Wet Bar Refrigerator. Refrigerant Recapture/Recovery/Recharge, Touch Pad Assembly, Plastic Mini Tubes, Ice Makers, Ice Crushers, Beverage Dispensers and their respective equipment, Interior Thermal Shells, Racks, Shelves, Removable Buckets and Trays, Food Spoilage, Trim Kits, Ice Maker Water Line, Freon or Coolant. **Limits:** $1,500 maximum to diagnose, repair or replace Kitchen Refrigerator or Built-in Refrigerator. $500 maximum to diagnose, repair and/or replace Wet Bar Refrigerator.

## Built-in Kitchen Refrigerator (Dual Compressor)

**Covered:** Mechanical components and parts, which affect the operation.

**Exclusions:** For Kitchen Refrigerator, Built-in Refrigerator, and Wet Bar Refrigerator. Refrigerant Recapture/Recovery/Recharge, Touch Pad Assembly, Plastic Mini Tubes, Ice Makers, Ice Crushers, Beverage Dispensers and their respective equipment, Interior Thermal Shells, Racks, Shelves, Removable Buckets and Trays, Food Spoilage, Trim Kits, Ice Maker Water Line, Freon or Coolant. **Limits:** $1,500 maximum to diagnose, repair or replace Kitchen Refrigerator or Built-in Refrigerator. $500 maximum to diagnose, repair and/or replace Wet Bar Refrigerator.
## WET BAR REFRIGERATOR
$25
(see Kitchen Refrigerator coverage, exclusions, and limits)

## FREESTANDING ICEMAKER
$45
**Covered:** All components that affect the ice making operation of the unit including compressor, thermostat, condenser coil, evaporator, motor and fill valve.

**Exclusions:** Ice Crusher, Ice and Beverage Dispenser and respective equipment, Interior Thermal Shells, Insulation.

## SEPTIC TANK PUMPING* (Per Tank)
$35
**Covered:** If stoppage is due to septic tank backup, we will pump the septic tank one time during the term of the contract.

**Exclusions:** The cost of locating or gaining Access to tank, Chemical Treatments.

## SEPTIC SYSTEM* (Per Tank)
$50
**Covered:** Aerobic Pump, Jet Pump, Sewage Ejector Pump, Septic Tank and Line from house.

**Exclusions:** Tile Fields and Leach Beds, Leach Lines, Lateral Lines, Insufficient Capacity, Clean-out, Pumping.

**Limits:** $500 maximum to diagnose, repair and/or replace The System; including Pumps, Septic Tank or Line.

## GRINDER PUMP
$150
**Covered:** Sewage grinder pump utilized for the main dwelling only, up to 2HP.

**Exclusions:** Grinder Pump Station Housing, Electrical Panel Box, Piping and Electrical Lines, or
## WATER SOFTENER

**Covered:** Mechanical components and parts, which affect the operation.

**Exclusions:** Softening Agents, Resin Bed, Conditions caused by chemical, calcium, or sediment build-up/deposits, Filter and Related Components, Water Filtration or Purification Systems.

**Limits:** $500 maximum to diagnose, repair, or replace.

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## LIMITED ROOF LEAK REPAIR

**Covered:** The repair of specific leaks that occur in the roof located over the occupied living area (excluding garage), provided the leaks are the result of rain and/or Normal Wear and Deterioration, and the roof was watertight and in good condition on the Effective Date of the contract.

**Exclusions:** Gutters, Drain Lines, Flashing, Skylights, Patio Covers, Scuppers, Glass, Sheet Metal, Roof-Mounted Installations, Leaks that occur in a deck or balcony when said deck or balcony serves as the roof of the structure below, Leaks that result from or that are caused by Roof-Mounted Installations, Improper Construction or Repairs, Missing or Broken Roof Shingles or Tiles, Damage caused by persons walking or standing on the roof, Failure to perform normal maintenance to roof and gutters, Leaks manifested prior to the Effective Date of the contract.

**Limits:** An actual water leak must occur during the Coverage Period for Coverage to apply under this contract. If the area of the roof that is leaking has deteriorated to such an extent that the leak cannot be repaired without partial replacement of the roof, LHW’s obligation is limited to the cost of the repair if such leak had been repairable. In the event the roof has exceeded its life expectancy and must be replaced, this Coverage will not apply. Roof repairs will be limited to $1000 per contract for Diagnosis, Labor, Parts and/or Materials.

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## GUEST HOUSE STANDARD COVERAGE

**Covered:** Extended coverage for additional living space up to 1,500 sf, which includes all items listed in Standard Coverage. **Note:** Optional Coverage added to the main living space does not apply to Guest House Standard Coverage.

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## PREMIER + FRIDGE ($25 savings)

Add over 30 items excluded from Standard Coverage. Kitchen refrigerator included.

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## PRE-PAY SERVICE CALL FEE

$60

*Additional fee may apply for properties out of network. Details found at www.landmarkhw.com/servicearea.*

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If the part or service required does not affect the functioning of the working unit, it is not covered. This contract covers only the items mentioned as covered and excludes all others. Coverage is limited to one system or appliance (unless specifically noted or additional options purchased). Please refer to the Exclusions. Buyers may purchase Optional Coverage (except optional Roof Coverage) up to 30-days after the Effective Date of Standard Coverage; however, coverage shall commence upon receipt of payment and will expire one year after the Effective Date of Standard Coverage. New Construction Contract: Optional Coverage must be purchased within 30-days after Close of Sale and becomes effective one year after the Close of Sale. For service or to order additional Buyer Options please call 866.306.2999

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**UT/ID-4.30.13**