

PROTECTING NEVADA HOMEOWNERS

Single Family Home **\$329**

Condominium/Townhouse/Mobile Home **\$299**

**NO
DEDUCTIBLE
OPTION
AVAILABLE**

Visit our website
www.bfslasvegas.com



BFS Home Warranty

The "Homeowner's Only Choice" in Home Warranties

*Company-Employed Technicians
Local Service Centers
No Subcontractors*



BFS Home Warranty



BFS HOME WARRANTY
4225 W. Teco Ave.
Las Vegas, NV 89118
702-798-9720

Coverage includes repair or replacement.
Order online at: www.BFSLasVegas.com

BFS HOME WARRANTY PROVIDES MANY MARKETING ADVANTAGES IN TODAY'S HIGHLY COMPETITIVE REAL ESTATE MARKET

- Strengthens the value of the home from the buyer's point of view.
- Helps to protect buyer's from costly repairs.
- Presents an appealing marketing advantage for the homeowner.
- Increases buyer's confidence in purchasing a pre-owned home.
- BFS Home Warranty is here to serve you.

QUESTIONS AND ANSWERS ABOUT A BFS HOME WARRANTY

Q. What if I have an appliance that can't be fixed?

A. No problem. If your system or appliance can't be fixed by our service technician, it will be replaced.

Q. Do service technicians vary what they charge based on the type or complexity of the repair?

A. Definitely not. It doesn't matter how difficult or costly the repair is. You simply pay the BFS Home Warranty technician a \$55.00 service fee to cover all parts and labor.

Q. How many service calls am I allowed?

A. As many as you need. There is no limit to the number of times you can call for repairs.

Q. My central air conditioner is 9 years old. Is it still covered?

A. YES! Your BFS Home Warranty covers home systems and appliances no matter what make, model, or how old they are, as long as they are in good working order at time of coverage.



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HOW THE PLAN WORKS

Call us at **702-798-2720** anytime a covered item fails. Once we receive your service request, we will arrange a convenient day and time to go to your home and diagnose the problem. At the time of the appointment, you will pay the technician the \$55.00 service fee, unless you have the "No Deductible Option," **...then you pay NOTHING!**

NOW INCLUDING:

Refrigerant Recapture
Next Day Service
Energy Star Provider

Our company-employed
BFS Air Conditioning & Refrigeration
Technicians have been tested and
certified to comply with EPA requirements

OUR REGIONAL SERVICE LOCATIONS

Austin, Texas
Clearwater, Florida
Dallas, Texas
Daytona, Florida
Ft. Myers, Florida
Ft. Pierce, Florida
Hollywood, Florida
Houston, Texas
Jacksonville, Florida
Las Vegas, Nevada
Melbourne, Florida
Miami, Florida
Orlando, Florida
Ocala, Florida
Phoenix, Arizona
San Antonio, Texas
Sarasota, Florida
West Palm Beach, Florida

TERMS & CONDITIONS

(a) This contract excludes any service or replacement performed by another company on a covered product without written authorization by BFS. Improper repairs or installation of equipment prior to contract is not covered. **(b)** Appliances, air conditioning, hot water heater, heating, or pool/spa are not covered for the first 30 days if the malfunction or improper operation is due to rust or corrosion. **(c)** Air Conditioning coverage for the buyer is limited to two (2) units. **(d)** Buyer is 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 of filters and cleaning of evaporator and condenser coils. **(e)** Buyer's cost for each service call will be \$95/\$55/\$45/\$0 as per contract selected per claim/per product or actual cost, whichever is less. Failure to pay service fee will result in suspension of service until fee has been paid. **(f)** Coverage limited to homes under 5,000 square feet. Additional items to be covered please call 1-800-237-6060 for quotes. **(g)** Coverage on air conditioning is limited to (5) tons, water heaters to (50) gallons. **(h)** Pre-existing conditions are not covered by this Warranty Contract. **(i)** Coverages apply only to items as listed – anything not listed is not covered. **(j)** BFS is not responsible for parts and equipment delays. **(k)** BFS will initiate service within 48 hours after request is made by contract holder under normal circumstances. Regular service is from 8:00 a.m. - 5:00 p.m. Monday thru Friday. Emergency service is available, and can be defined as: temperatures exceeding 98 degrees and less than 36 degrees, gas leaks, unstopable water, and loss of refrigeration. The consumer may be liable for overtime charges for nonemergency, after-hours work. **(l)** This contract is cancelable by BFS for non-payment of fees, fraud or misrepresentation. A return of premium shall be based upon 100% of unearned prorated premium. **(m)** Any home warranty agreement may be cancelled by the purchaser within ten (10) days after purchase. The refund must be 100% of the gross premium paid, less any claims paid on the agreement. A reasonable administrative fee may be charged, not to exceed 5 percent of the gross premium paid by the warranty agreement holder. After the home warranty agreement has been in effect for 10 days, if the contract is cancelled by the warranty holder a return premium shall be based on 90% of unearned pro rata premium less any claims that have been paid. **(n)** BFS has the sole right to decide to repair or replace a part or equipment. Such replacement will be made at similar or equivalent quality. **(o)** Replacement upgrades are available at homeowners expense. **(p)** Parts guaranteed 90 days – labor 30 days. **(q)** For new homes, coverage begins at close of sale providing payment is received no later than 14 days after closing. **(r)** Buyer options available only within 14 days of contract date. However, coverage shall expire (1) one year after close of sale. **(s)** All items to be covered must be in proper working condition for contract to be valid. **(t)** Coverage limited to perimeter of dwelling. **(u) 1.)** If the covered property changes ownership during the contract period, please call 1-888-237-6060 for further information to transfer coverage to the new owner. A transfer fee of \$25.00 is required. **2.)** This contract may be renewed at the option of BFS and where permitted by state law. In that event you will be notified of the prevailing rate and terms for renewal. **3.)** Purchaser of the home warranty has the right to assign the contract at least within fifteen (15) days from the date the home is sold or transferred to a subsequent retail purchaser of the home covered by the home warranty and all conditions on such right of transfer. Assignments include, but are not limited to, the assignment from a home builder who purchased the contract to a subsequent home purchaser.

PLUMBING COVERAGE: Coverage limited to interior residence only. Washers and seals in faucets, floats, washers and seals in toilet tanks. Leaks in water/drain pipes, if the pipes are exposed and can be welded. Not Covered: Solar heaters and components, fixtures, bathtubs, showers, shower enclosures and base pans, sinks, toilets, lids and seats, toilet tanks, caulking or grouting, faucets, tubs, water valves, or any water damage – even if such water damage results from our cleaning lines, drains and so forth. Inadequate, polluted, abnormal water supply, drainage or sewer system. Septic tanks, pumps.

ELECTRICAL COVERAGE: Coverage limited to interior residence only. Standard switches, outlets and circuit breakers, short circuits in wall switches and receptacles if accessible. Not Covered: Door bells, alarms, intercoms, exhaust or ventilating fans, electrical breaker panels, main breakers, ground fault breakers. Power failures or surges, D.C. wiring, inadequate wiring capacity. G.F.I. outlets.

WATER HEATER COVERAGE: (Standard tank type only): All functional components and parts. Not Covered: Solar water heaters, solar components, holding or storage tanks, pumps, noise.

AIR CONDITIONING/COOLER/HEATING COVERAGE:

Cooling: All functional parts and components of electric central ducted forced air, air conditioners, built-in wall units, heat pumps. Heating: All functional parts and components of electric central ducted forced air, oil, gas and electric heating units. If necessary, the air conditioning equipment will be replaced with a 13-SEER unit. Not Covered: Filters, fuses, grills, ductwork, flues, vents, electronic air cleaners, window units, water towers, humidifiers, electronic thermostats and comfort centers, clocks, timers, humidistat, water pumps and wells, floor type or baseboard heaters, water or steam heating, oil storage tanks, portable units, solar heating and heat recovery systems, fireplaces, system conversion, chiller or gas air conditioners, absorption systems.

STOVE/OVEN/COOKTOP COVERAGE: All functional components and parts. Not Covered: Gaskets, clocks, meat probe assemblies, rotisseries, racks, handles, knobs, sensi-temp burners will only be replaced with standard burners, ceramic or glass stove tops, doors, door glass and range hoods.

TRASH COMPACTOR COVERAGE: All functional components and parts. Not Covered: Lock and key assemblies, removable buckets, deodorizers.

GARBAGE DISPOSAL: All components and parts.

MICROWAVE COVERAGE: (Built-in only) – All functional components and parts. Not Covered: Doors, door glass, clocks, shelves, portable or countertop units, meat probe assembly, rotisserie.

DISHWASHER COVERAGE: All functional components and parts. Not Covered: Racks, baskets, rollers, knobs, dials, and doors.

THIS WARRANTY CONTRACT EXCLUDES... (1) Plastic, rubber, porcelain, glass or ceramic parts, missing parts. (2) Inner and outer cabinet parts. (3) Food spoilage. (4) Cosmetic repairs. Cleaning of any type, product sounds or odors. (5) Toxic or asbestos material removal. (6) Carpet discoloration, marring of the floors or other minor damages incidental to necessary moving of a product to make a repair. (7) Product problems resulting from power surges or power reductions. (8) Rendering service when the correct contract number or reference is not given by the contract holder at the time service is requested. (9) Moving or relocating a product except in the course of normal and covered repairs. (10) Electronic circuit boards or panels. (11) Non-functional inadequate drainage or sewage systems. (12) Solar heating and heat recovery systems of all types. (13) Equipment, plumbing, electrical and refrigerant lines not accessible, including

but not limited to those encased within the ceiling, the floor, walls. Work, including parts and labor, on masonry, tile or other parts of the residential structure requiring patching, opening/closing of walls, floors, ceilings, doorways. (14) Cost of crane or special equipment, code violations and upgrades, permits, cabinet or counter work relating to appliance repair or replacement. (15) Inefficient and or inadequate capacities of equipment, design changes other than manufacturer approved. (16) Condos - Shared or common equipment. (17) Any EPA or government regulation affecting the repair or conversion of air conditioning or refrigeration products. (18) Damage of any kind from accident, abuse, misuse, fire, flood, windstorm or act(s) of God. (19) Damage to property or any expense resulting from water, mold, mildew, or fungus damage. (20) State sales tax on replaced equipment to be paid by the contract holder if required. (21) Everything not listed in this section captioned "Plumbing & Electrical coverage." (22) Any foreign or commercial appliances. (23) Damage from insects.

OPTIONAL COVERAGE...

REFRIGERATOR/ICE MAKER COVERAGE: (1) Kitchen refrigerator only: All functional components and parts including integral freezer and ice maker only. Not Covered: Sub-zero Refrigerators, Racks, shelves, ice crushers, dispensers, and all component parts, ice buckets, food spoilage, handles, knobs, gaskets and seals, inner door liners and doors, and system conversion, water tanks. (State sales tax on replaced refrigerator/icemaker to be paid by the contract holder in addition to the \$95/\$55/\$45/\$0 service call fee).

POOL AND/OR SPA COVERAGE: (Inground type only): Both built-in Pool/Spa are covered if they use common equipment. If they have separate pump and filtration systems, then only one or the other is covered unless additional fee is paid. Main Circulating pump, filter, and heater; \$1,500 maximum per contract. Not Covered: Replacement of pool or spa, air pumps, filter maintenance, concrete encased, inaccessible or underground plumbing, electrical and gas lines, structural defects, lights, solar water heaters, heat exchangers, pool sweeps, portable or above-ground spas and respective equipment, jets, pool water, cleaning and cleaning equipment of any type, hot tubs, whirlpools, timers, ionization filters.

WASHER/DRYER COVERAGE: All functional components and parts. Not Covered: Knobs, dials, plastic tubs, lint screens, filter screens, soap dispensers, clothing damage.

GARAGE DOOR OPENERS: Motor, switches, wiring, receiver unit. Not Covered: Garage door opener sending units, springs, hinges, tracks, doors.

STOPPAGE COVERAGE: Cleaning of stoppages in drain and sewer lines up to 100 ft. from access point, except if caused by roots. Main line stoppages are only covered when there is an accessible ground level clean out. Not Covered: Stoppages caused by collapsed, damaged or broken drain, vent or sewer lines outside the confines of the main foundation of the home. Stoppages due to roots or foreign objects. If the lines are broken or infiltrated by roots or otherwise stopped by roots, even if the break, infiltration or stoppage is within 100 ft. from the access point, it is not covered. Access to drain or sewer line to vent or the removal of the water closet. Cost to locate access or install a ground level clean out. Septic Tanks.

Certain items and events are not covered by this contract.

ADDITIONAL INFORMATION AND ADDENDUMS:

NEVADA

Broward Factory Service, Inc. 3500 North 28th Terrace • Hollywood, FL 33020

Nevada License: #105817

NOTICE TO NEVADA CUSTOMERS - This contract is transferable. Any fraudulent information given will cancel this contract. REVISIONS AS FOLLOWS FOR (k) (l). UNDER SPECIAL PROVISIONS. (k) BFS will initiate service within 48 hours, except in an emergency at which time service will commence within 24 hours. The term "emergency" is defined as a loss of plumbing service, substantial loss of electrical service, loss of heating or cooling service, or any other condition which renders a home uninhabitable.

(l) This contract is non-cancelable by BFS (except for non-payment of fees) where the contract holder will be notified 15 days prior to the effective date of cancellation. If we cancel, you will receive a refund for the unexpired term of the contract and the contract holder will not be subject to a cancellation fee. You may cancel at any time. If you cancel within 20 days after the contract was mailed to you, or within 10 days after the contract was completed and given to you and you have not filed a claim, you will receive a full refund. If you have made a claim or cancel after 20 days after the contract was mailed to you or after 10 days after being given a copy of the contract, you will receive a refund of the unexpired term of the contract less a \$50 cancellation fee. The provider will refund within 45 days or the provider will pay the holder a penalty of 10% of the purchase price for each 30 day period or portion thereof that the refund remains unpaid. (m) This contract does not provide consequential damages. (n) This contract is backed by the full faith and credit of the provider in which complies with the applicable required reserves according to Nevada statutes, and therefore is not insured by a contractual liability insurance policy. It is the contract holder's duty to protect against damage to the goods covered by the service contract or to comply with any instructions included in the owner's manual for the goods. The holder is not eligible to recover consequential damages. (o) If the emergency involving the goods covered in this contract renders a dwelling unfit for a person to live in because of defects that endanger the health and safety of the occupants, BFS will provide a status report to the holder no later than 3 calendar days after the report of claim, if BFS cannot complete the repairs within 3 calendar days.

NEVADA HOMEOWNERS APPLICATION FORM

1. COMPLETE YOUR HOME WARRANTY CONTRACT INFORMATION

Customer Name _____ E-Mail _____

Property to be covered _____

City _____ County _____ State _____ Zip _____

Home Phone _____ Work Phone _____

Mailing Address _____

Realty Office _____ Agent _____

Address _____

City _____ County _____ State _____ Zip _____

Office Phone _____ Fax No. _____ E-Mail _____

Closing Company _____ Closing Agent _____ G.F. No. _____

Phone No _____ Fax No. _____ Closing Date _____

Agent/Broker understands defects known to exist prior to this contract must be excluded. Excluded items will be reinstated if BFS receives proof of repair. Certain limitations and conditions apply.

2. CHOOSE YOUR DESIRED COVERAGE AND OPTIONS FOR YOUR PROPERTY

BASIC COVERAGE:

Coverage begins at close of sale provided plan fee is paid to BFS and continues for one year after closing. Payment must be received NO LATER than 14 days after closing.

Basic Coverage \$55.00 (deductible) service call fee includes:

**Air Conditioners (2)
13-SEER A/C coverage
Heating
Trash Compactor**

**Dishwasher
Garbage Disposal
Oven/Range
Microwave (Built-in)**

**Water Heater
Plumbing
Electrical**

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> SINGLE-FAMILY HOME "BASIC COVERAGE" | \$329⁰⁰ PER YEAR |
| <input type="checkbox"/> CONDO/TOWNHOME/MOBILE HOME BASIC COVERAGE | \$299⁰⁰ PER YEAR |
| <input type="checkbox"/> MULTI-UNIT DUPLEX BASIC COVERAGE | \$525⁰⁰/ PER YEAR |
| <input type="checkbox"/> MULTI-UNIT TRIPLEX BASIC COVERAGE | \$675⁰⁰/ PER YEAR |
| <input type="checkbox"/> MULTI-UNIT FOURPLEX BASIC COVERAGE | \$775⁰⁰/ PER YEAR |

ADDITIONAL OPTIONS:

- *No-Deductible \$150.00** _____
- Refrigerator w/Icemaker & Dispenser add \$50.00. _____
- Pool OR Spa \$160.00 each _____
- Pool AND Spa (w/shared equipment) \$160.00 . _____
- Washer/Dryer \$80.00 _____
- Garage Door Opener \$25.00 _____
- Stoppage Coverage \$25.00 _____

Add Basic Coverage \$ _____

TOTAL \$ _____

*UNLIMITED NUMBER OF SERVICE CALLS.

3. PLACE YOUR ORDER:

SIGN AND MAIL OR FAX YOUR ORDER TO:

BFS Home Warranty

4225 W Teco Ave. • Las Vegas, NV 89118

Phone: **702-798-9720**

Fax: **702-798-9750**

or place your order online at www.BFSLasVegas.com

FOR CREDIT CARD PAYMENT

— If you are paying by credit card, please complete the following:

VISA MasterCard American Express

Cardholder name (please print) _____

Card # _____ Security code _____

Exp. Date _____ Phone # _____

Signature of Applicant _____

NEVADA

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