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ASSURANT®

Home Warranty

HOME WARRANTY SELLER DISCLOSURE FORM

Property Address 9322 W Cold Spring Rd, Greenfield, WI 53228

Seller Name(s) Ryan Vanden Heuvel and Heidi Vanden Heuvel

When selling a home, certain risks and uncertainties can affect both the seller and the transaction. A home warranty is an optional service contract that may provide holistic coverage for major systems and appliances, helping to:

- **Improve the listing.** Homes marketed with a warranty in the MLS may stand out from similar properties and help address budget concerns for buyers, especially first-time buyers.
- **Support inspections.** Coverage may help reduce repair requests and concessions and minimize last-minute issues that could threaten an accepted offer.
- **Protect during the listing.** If a covered breakdown occurs while the home is on the market, warranty coverage can help avoid disruptions to showings or closing timelines.
- **Resolve post-sale issues.** Buyers may have greater confidence in their purchase, helping to limit follow-up calls about system or appliance failures after closing.
- **Sell more quickly.** Homes marketed with a home warranty typically sell for a higher price point, faster, and with less risk of deals falling through of disputes during or after the listing.

An Assurant Home Warranty Premium Plan provides one year of coverage for home systems (air conditioning, heating, plumbing, electrical, and water heaters), kitchen and laundry appliances, and additional services such as **rekey, hotel stay reimbursement,*** roof leak repair, and an HVAC tuneup. Other plans are available and may be customized to fit your specific needs.

ACKNOWLEDGMENT

I understand that:

☑ A home warranty provides coverage that may help protect the listing, support the sales process, and reduce post-sale issues.

ELECTION

Please check one.

☑ **I ACCEPT** the purchase of an Assurant Home Warranty plan.

☐ **I DECLINE** the purchase of a home warranty.

Seller Signature Ryan Vanden Heuvel dotloop verified 09/25/26 9:28 AM CDT YVEC-YOQ0-8OEE-739L Date 09/25/2026

Heidi Vanden Heuvel dotloop verified 09/25/26 10:27 AM CDT ZQQG-CQIX-BGAZ-54X2

*Not available in CA

Plans are provided by TWG Home Warranty Services, Inc. in all states except in Florida, where the provider is Service Plan of Florida, Inc., and in California, where the provider is Virginia Surety Company, Inc. These companies operate under the trade name Assurant.

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Coverage overview

All coverage may not be available in all areas.

	Listing Coverage	Essential Plan	Enhanced Plan	BEST VALUE Premium Plan
Systems				
Air Conditioning (Including Geothermal Systems)	●	●	●	●
Heating (Including Geothermal Systems)	●	●	●	●
Plumbing (Including Water Heaters)	●	●	●	●
Ductwork	●	●	●	●
Electrical (Including Ceiling Fans, Doorbells, Garage Door Openers, & Built-In Exhaust Fans)	●	●	●	●
Appliances				
Clothes Washer/Dryer			●	●
Refrigerators			●	●
Built-In Microwave Ovens			●	●
Dishwashers			●	●
Garbage Disposals			●	●
Ranges/Ovens/Cooktops			●	●
Installed Instant Hot/Cold Water Dispensers			●	●
Additional Coverages & Services				
Technical Support for Home Electronics		●	●	●
Surge Protection***		●	●	●
Rekey Service†		●	●	●
Pre-Season Heating & Air Conditioning Tuneups††		●	●	●
Code Violations, Permits, & Modifications†††	●	●	●	●
Hotel Stay Reimbursement§			●	●
Roof Leak Repair§§				●
Coverage Limits (Limits shown are available per plan term.)				
Heating & Cooling (HVAC)§§§	**$1,500**	**$30,000**	**$30,000**	**$30,000**
Refrigerant (Included in HVAC Limit)	**$10/lb**	**$10/lb**	**$10/lb**	**Unlimited**
Ductwork	**$1,500**	**$15,000**	**$15,000**	**$15,000**
Appliances (per Item Type)	———	———	**$4,000**	**$7,000**
Code Violations, Permits, & Modifications	**$500†††**	**$500†††**	**$500†††**	**$1,000†††**
Roof Leak Repair§§	———	**$1,000 w/Add-On**	**$1,000 w/Add-On**	**$1,000**

* Breakdowns covered by another warranty, HOA, or community agreement remain the responsibility of those entities.
** Not available for all services or in all areas.
*** Surge protection is not available in California.
† Rekey service: limited to one service maximum for all plans and only available during the initial plan term. Essential and Enhanced Plans: one rekey service available with a service fee. Premium Plan: one rekey service included at no additional cost.
†† Pre-season heating and cooling tuneups: Essential and Enhanced Plans: $100 per unit. Premium Plan: one unit included; $100 for each additional unit.
††† Code violations, permits, and modifications: available only during the initial plan term to complete a covered repair or replacement. Essential and Enhanced Plans, and Seller Listing Coverage include code violations and permits with a maximum of $250 per category. Premium Plan includes code violations, permits, and modifications with a combined maximum of $1,000 across all categories.
§ Hotel stay reimbursements are included with Enhanced and Premium Plans and available as an add-on to the Essential Plan. Claims must be pre-approved and are limited to one claim maximum. The claim limit is $1,200 ($200 per night, up to six nights). Not available in California.
§§ Roof leak repair: not available for condos, townhomes, or mobile homes.
§§§ Coverage for glycol, hot water, steam-circulating, and geothermal systems, as well as any water heater supplying heated water to those systems and water-source heat pumps, is limited to $2,000 per item.

See the terms and conditions at assuranthomewarranty.com for coverage details, including exclusions and limitations. Plans are subject to a $50,000 aggregate claims limit. The product being offered is a service contract and is separate and distinct from any product or service warranty that may be provided by the home builder or manufacturer.

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All plans include:

- ✓ Covered breakdowns due to normal wear and tear*
- ✓ No waiting period for existing homes; 365-day waiting period for new construction homes
- ✓ 30-day workmanship guarantee on performed repairs
- ✓ Coverage on unknown pre-existing breakdowns
- ✓ Coverage for more than one of the same item (e.g., two refrigerators, extra AC unit)
- ✓ Haul away of replaced appliances may be available**
- ✓ Coverage for breakdowns caused by unknown improper installations or repairs
- ✓ Refrigerant removal and disposal during covered breakdowns (no harmful chemicals left behind)
- ✓ Permits and correction of code violations (see details on chart to the left)

Seller Listing Coverage option

Cover your home for up to six months while it's on the market with all the same home systems and items from the Essential Plan. Best of all, no payment is due until the home closes.

Subject to a $1,500 cap during the listing period. Renewable upon review after six-month period, up to 12 months.

Scan the QR code to view our sample terms and conditions.

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For Real Estate Professional Use in WI

Service fee: $125*

Pricing	Seller Listing Coverage	Essential Plan	Enhanced Plan	BEST VALUE Premium Plan
Single-Family Home (SFH) | **1 Year**	☑ $60	☑ $560	☐ $740	☐ $960
Condo/Townhome/Mobile Home | **1 Year**	☐ $60	☐ $440	☐ $600	☐ $760
New Construction SFH | **5 Years****		☐ $840	☐ $1,120	☐ $1,440
New Construction Condo/Townhome/Mobile Home | **5 Years****		☐ $680	☐ $880	☐ $1,160

Additional Coverages & Services	SFH	New Construction — SFH 5 Years**
Hotel Stay Reimbursement*** (Included in Enhanced & Premium Plans)	☐ $75	☐ $115
Roof Leak Repair (Included in Premium Plan)	☐ $100	☐ $150
Freshwater Pool & Built-In Spa Equipment	☐ $250	☐ $375
Saltwater Pool & Built-In Spa Equipment	☐ $350	☐ $525
Hot Tubs and Swim Spas	☐ $200	☐ $300
Septic System Pumping	☐ $75	☐ $115
Well Pump	☐ $100	☐ $150
Standalone Freezer	☐ $50	☐ $75
Guesthouse Unit	☐ $300	☐ $450
Specialty Refrigeration Units	☐ $25	☐ $40
Water Softener/Reverse Osmosis Filtration System	☐ $75	☐ $115

NOTE: Unless otherwise noted, all prices shown are for homes under 5,000 sq. ft. To obtain quotes for single-family homes over 5,000 sq. ft., or for guest unit pricing and multiple unit properties (such as duplexes, triplexes, and fourplexes), please call 1-833-924-0189. Additional coverage and service are subject to special limits of liability. See the terms and conditions at assuranthomewarranty.com for additional optional coverages, limitations, and exclusions.
*If we arrange with you to find and schedule your own licensed technician, you will not be charged a service fee. A service fee applies per claim.
**Subject to a one-year wait period, during which technical support for smart home electronics and surge protection is available (except in CA).
***Not available in CA.

Pre-Enrollment Form

Property Information

9322 W Cold Spring Rd
Property Address to be Covered

Greenfield, WI 53228
City | State | ZIP

1700 | 04/01/2027
Home Sq. Ft. | Listing Expiration Date (if selling)

Seller

Ryan Vanden Heuvel and Heidi Vanden Heuvel
First Name | Last Name

luv2bamommy42@gmail.com, ryanvh0719@gmail.com
Phone Number | Email Address

9322 W Cold Spring Rd, Greenfield, WI 53228
Mailing Address (only if different from covered property)

Buyer

First Name | Last Name

Phone Number | Email Address

Mailing Address (only if different from covered property)

Plan Price	$ 560.00
Additional Coverages and Services	$ 0.00
Seller Listing Coverage Option	$ 60.00
Grand Total	**$** 620.00

+ Applicable Tax

Closing Company

Knight Barry Title | 414.847.4090
Closing Company Name | Main Office Phone Number

2130 N. Mayfair Rd.
Closing Company Address | Fax Phone Number

Wauwatosa, WI 53226
City | State | ZIP

Estimated Closing Date | Closing Number

Amy Luebke
Closing Representative Name

aluebke@knightbarry.com
Closing Rep Email

Real Estate Company Initiating Real Estate Associate

☐ Buyer ☑ Seller

Coldwell Banker Realty | 262.441.3171
Real Estate Company | Main Office Phone Number

15800 W Bluemound Rd, Suite 107, Brookfield, WI 53005
Real Estate Office Address

Erika Blend-The Blend Group
Agent Name

2624413171 | erika.blend@cbexchange.com
Agent Mobile Phone Number | Agent Email

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