



Sharon Harrison
Founder / President

Dear Homeowner,

Monthly Home Warranty

Once upon a time (1988) I had three kids in college and I was selling real estate. I wished, practically every month, that I could scrounge up \$350 and buy a home warranty to cover my house. I didn't have it. Every time I would switch on the A/C or Heat I would hold my breath, and many a time the dishwasher had to wait until I had a closing check before it was repaired.

When I became a partner at Texas Home Warranty in 1989, it was my passion to develop a monthly product, for people who did not have money to buy a yearly home warranty.

With the help of an employee's husband, Mike Uzzle, we created the monthly product. I still send Mike \$1 for every new monthly contract that I write since I started Nations 13 years ago.

When we sold Texas Home Warranty, another national home warranty company started selling the monthly contract in conjunction with mortgage companies. Since that time, most national companies sell a "monthly product" (with most companies is really an annual commitment, but, at least, they let you pay monthly).

Whenever I see their ads, I get a huge smile on my face knowing that people who cannot afford the yearly fee, are being helped everyday with repairs to their systems and appliances.

We are once again in the midst of hard times, and I want all Realtor and real estate industry people who receive my monthly e-mail to realize that they do not have to go without a home warranty. You do not have to be in a real estate transaction to purchase a home warranty, tell your friends and neighbors. Plus, they are great gifts for kids and parents, too.

Nations Residential Service's monthly contract is for 30 days only. Not a year's commitment. That means we are working double hard to please you, because you can cancel at any time. All you need is a credit card debit authorization or a checking account debit authorization form and you will be covered. It is so simple.

Unfortunately, we cannot sell the monthly product for a real estate transaction. Many times, customers who are due to renew, do not have the cash and will go on the monthly plan for a few months until they can afford a yearly contract. The monthly plan is a little pricier because it is expensive to administer.

For \$42 a month the BASIC PACKAGE includes: Subterranean Termite Coverage, Garage Door Opener (one unit), Washer/Dryer/Refrigerator with Ice maker and Dispenser, SYSTEMS: Ducted Electrical Central Air Conditioning, Heating Ductwork, Electrical, Plumbing, Plumbing Stoppage, Insufficiently Maintained Equipment, Improper Installation, Repair or Modification, Mismatched Systems and Unknown pre-existing conditions. APPLIANCES: Water heater, Sump Pump, Oven/Range/Vent-a-Hood, Cooktop, Dishwasher, Garbage Disposal, Trash Compactor, Built-in Microwave, Ceiling Fans, Re-Key Service, Central Vacuum System and Smoke



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Detectors. PEST CONTRACT*: Termites, Household Pests, Rodents and Carpenter Ants *co-pays vary, plus sales tax

Co-Pay is \$60

Optional Coverage items are available for purchase, please read contract at www.home-warranty.com for clarification of coverage's:

PREMIER PACKAGE which includes: \$350 per contract term for permits and or code violations; Refrigerant: Disposal and Recovery; Removal of Defective Equipment; and Installed Hot Water Dispenser. Additional coverage on the following: Dishwasher, Garage Door Opener, Air Conditioning Heat Check , Built-in Microwave, Plumbing, Range/Oven/Cooktop, and Trash Compactor,

INDIVIDUAL OPTIONS: Free Standing Ice Maker, Lawn Sprinkler System, Pool/Spa Equipment, and Additional Refrigerator, Septic Pumping, Water Softener, Second Kitchen and Well Pumps.

GREEN PACKAGE: Dishwasher, Refrigerator, Clothes Washer, and Heating System (limited to furnace) and Tankless Water Heater.

Please remember that most home warranty companies do not continue to cover termites in the renewal period and we do it for FREE! Plus, we include the garage door opener for FREE, too.

PEST HINTS

Rats & Mice

With the onset of cooler weather rats and mice start looking for a warmer place to spend the winter months. The migration to the inside will start in late September and continue through the winter months. Entry points for rodents can be as small as a dime for a mouse and a quarter for a rat. Rodents are opportunistic and often enter through an open door.



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The most common areas of entry are:

- * The line leading into the home from the air conditioner.
- * Under the garage door.
- * Dryer vents with faulty flapper valves.
- * Vines growing on the side of homes.

The best way to prevent rodent entry into your home is to walk around your home checking the areas listed above. If you can insert an object the size of a dime, seal it up.

Or just call Nations to set an appointment for a pest professional to get your attic baited before winter hits.