

Home Warranties are Great for Buyers and Sellers

Buyer Benefits

Home warranties offer peace of mind to new homeowners because many issues that can go wrong during homeownership are covered under a home warranty that lasts for the first year.

Home warranties don't cover everything, but for a small trip charge a technician will come out to your home, evaluate the problem and let you know how the warranty will help you. They cover appliances, electrical and plumbing systems, and HVAC systems. You need to call your home warranty company before you call anyone else, or they may not cover the problem.

Sometimes as a buyer you can add a home warranty to a house you have under contract before you do the inspection. With this home warranty coverage in place, if any covered issues are discovered during the inspection period, those items can be repaired or replaced up to the limits of the home warranty company.

Many home warranties can be extended past the first year if you contact the company before the warranty expires.

Seller Benefits

Home warranties offer peace of mind to sellers because if a buyer experiences a mechanical malfunction that is covered, the buyer will likely call the home warranty company and not contact the seller for repairs.

Home warranties can also cover a property during the listing period. A seller can put the home warranty in place for no charge, and if a component of the home that is covered happens to fail during the listing period, the home warranty can be used to help with repair expenses.

