

Home Warranty Options

A Gallup Poll reveals 79% of both buyer and sellers rate home warranties as one of the most important consideration in buyer or selling a home. About 61% of homebuyers reported the failure of an average of 2 major items within the first year after purchasing a pre-owned home – The National Home Warranty Association.

Alliance Home Warranty, alliancehw.com – \$245 for a Condo Coverage Value plan up to a \$399 Home Buyer Coverage Platinum plan, all for 12 months counting list of the property for seller. Has a \$45 service fee. Optional Coverage a separate fee per item(s)– 866.546.6444

American Home Shield (AHS), ahswarranty.com - \$385 for Condo/Townhome Buyer Coverage and up to \$605 for new construction for 12 months coverage. Additional fees for Optional Coverage. Has a \$45 service fee - 800.766.4663

Blue Ribbon Home Warranty, Inc., blueribbonhomewarranty.com - unique in that they provide 14 months of coverage. Prices range from \$225 for the Basic Condo/Townhome Coverage to \$600 for the Gold 2-Year coverage for a Single Family Home. Has a \$45 service fee. Custom Plans available - 303.986.3900, or outside of Denver 800.571.0475

Colorado Home Warranty, Inc. - \$225 for Condo/Townhome Coverage and up to \$295 for Standard Plan Seller & Buyer for 12 months coverage. Standard plan does not include Clothes washer and dryer, central air and some other items. Has a \$45 service fee. Optional Coverage a separate fee per item(s)– 800.893.9007

Fidelity National Home Warranty, homewarranty.com - \$225 for Condo/Townhome Coverage and up to \$250 for a Single Family Home for 12 months coverage. \$330 for Comprehensive Plus Plan included optional buyer coverage. Additional fees for Optional Coverage. Has a \$40 service fee – 800.862.6837

First American Home Warranty Plan, firstam.com/warranty - - \$225 for Condo/Townhome Coverage and up to \$245 for a Single Family Home for 12 months coverage. First Class upgrade and Optional Coverage a separate fees per item(s). Has a \$45 service fee - 800.444.9030

Sears Home Warranty Plus, searshwp.com - \$260 Basic Condo/Townhome Coverage to Seller's Home Coverage Plus @ \$405. Other Optional Coverage items, but washer, dryer and AC included in Plus coverage. Has a \$50 service fee – 866.526.0019

2-10 Home Buyers Warranty – apparently \$245 for coverage. Additional fees for Optional Coverage, AC and washer & dryer. Has a \$50 service fee – 800.775.4736

Items	Average Repair Costs	Average Replacement Costs
Dishwasher	\$79-353	\$450
Furnace	\$93-379	\$1723
Range	\$79-391	\$630
Refrigerator	\$82-302	\$870
Washer	\$85-379	\$550