

# Florida Fine Homes Realty Special



Ocala

Lady Lake/Leesburg

**1-352-307-5100**

**1-877-237-1411**

15980 S. US Hwy 441, Summerfield, FL 34491

**BROWARD FACTORY SERVICE**

Authorized Home Appliance Service

## NEVER PAY ANOTHER EXPENSIVE AIR CONDITIONING REPAIR!

- All Labor
- All Functional Parts
- All Trip Charges
- 24 Hour Emergency Service
- Compressor Replacement
- Unlimited Service Calls

### Special Basic Package Includes

### Gold

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Air Cond. (up to 3 tons)         | <input checked="" type="checkbox"/> Refrigerator                 |
| <input checked="" type="checkbox"/> Compressor                       | <input checked="" type="checkbox"/> Dishwasher                   |
| <input checked="" type="checkbox"/> Wall Thermostat                  | <input checked="" type="checkbox"/> Disposal                     |
| <input checked="" type="checkbox"/> Freon Recovery                   | <input checked="" type="checkbox"/> Water Heater (50 Gal)        |
| <input checked="" type="checkbox"/> Heating (Gas or Electric)        | <input checked="" type="checkbox"/> Self Cleaning Oven/<br>Range |
| <input checked="" type="checkbox"/> Seer Coverage (Gold Only)        | <input checked="" type="checkbox"/> Washer/Dryer                 |
| <input checked="" type="checkbox"/> Ice Water Dispenser<br>Ice Maker | <input checked="" type="checkbox"/> Built-in Microwave           |

**\$449\***

\*New Customers only. Not valid with any other offer. Terms & Conditions Do Apply. Prices subject to change

## GOLD PLAN

### OUR GOLD EXTENDED

#### Service Agreement Covers

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• Replacement of Equipment Not Repairable Even Due to Rust or Corrosion</li> <li>• All Labor Charges</li> </ul> | <ul style="list-style-type: none"> <li>• All Functional Parts</li> <li>• Compressor Replacement</li> <li>• 24 Hour Access</li> <li>• Unlimited Service Calls</li> </ul> | <ul style="list-style-type: none"> <li>• Installation is Included</li> <li>• Fast Service When You Need It!</li> <li>• No Deductibles</li> <li>• Inspection Required</li> </ul> |
|--|---|---|

### Optional Items

### Gold

(up to 10 years)

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| A/C Over 3 tons / per ton           | <input type="checkbox"/> \$25.00  |
| Plumbing and Electrical Repair Only | <input type="checkbox"/> \$75.00  |
| Pool Pump (No Filter)               | <input type="checkbox"/> \$75.00  |
| Printed Circuit Boards              | <input type="checkbox"/> \$75.00  |
| Second Air Conditioner              | <input type="checkbox"/> \$164.00 |
| Water Heater Over 50 gal.           | <input type="checkbox"/> \$30.00  |
| Freezer                             | <input type="checkbox"/> \$75.00  |

### Silver Only

- |                  |                                  |
|------------------|----------------------------------|
| 2nd Refrigerator | <input type="checkbox"/> \$40.00 |
|------------------|----------------------------------|

NEW OWNER'S NAME \_\_\_\_\_

NEW OWNER'S PHONE \_\_\_\_\_

Enter basic cost from above \_\_\_\_\_

Total options from left \_\_\_\_\_

Subtotal \_\_\_\_\_

Tax \_\_\_\_\_

**Total Protection** \_\_\_\_\_ \$

NAME \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

PHONE (HM) \_\_\_\_\_ (CELL) \_\_\_\_\_

DEVELOPMENT NAME \_\_\_\_\_

AGE OF HOME \_\_\_\_\_

OWNER'S MAILING ADDRESS IF OTHER THAN ABOVE \_\_\_\_\_

**THE GOLD PLAN COVERS:**

Your Gold coverage will be void if your Silver coverage is not in force.

All products not repairable, upon replacement shall become the property of BFS.

Replacement of a covered product will be made only if the product suffers total functional failure and in the opinion of BFS that product cannot be repaired and restored to functional working order. **This shall apply even if the cause of total functional failure is rust or corrosion and parts no longer available.**

Replacement will not be made due to delays in effecting repairs when it is the clear intention of BFS to repair the product. Replacement will not be made if the part to be repaired or replaced is non-functional, or cosmetic part.

Replacement will not be made on the basis of the appearance of a product or on the basis of any other cosmetic consideration(s).

All product replacement will be made with NEW products only. If feasible, replacement will be made with the same make and model or at least the same quality as the product being replaced.

Should the holder of this contract wish a product requiring replacement to be upgraded, BFS will obtain the upgraded product and the holder of this contract will only pay the difference between the value of the upgraded product and the value of the product with which replacement otherwise would have been made. If the product has been condemned prior to the acceptance of this Gold Plan, or if the age of the appliance is misstated this contract will be VOID.

BFS does not cover sub-zero or built in refrigerators under the Gold Plan.

BFS will provide all necessary labor for the standard replacement of any covered product.

BFS reserves the right to offer cash in lieu of replacement based on our actual cost of the product.

**AIR CONDITIONING COVERAGE; MINIMUM SEER UPGRADE (DOE) RULE:** All new air conditioning/heating equipment that is manufactured must be the standard seer (seasonal air conditioning efficiency rating) required by DOE. If the customer accepts the standard seer option, the equipment will be replaced with a standard seer unit. If the customer declines the standard seer option, the company will pay up to \$1,500.00 of the conversion or replacement costs of the standard seer equipment and the customer will be responsible for the rest of the expense.

**THE SILVER PLAN COVERS** (1) Labor to fulfill BFS's contractual obligations. (2) Functional parts and when necessary, their replacements. (3) A loaner refrigerator when necessary. (4) Response to ninety percent (90%) of all requests for service no later than the following normal working day. (5) Response to legitimate emergency calls, after or during normal working hours. (6) Freon refrigerant. (7) Compressors, thermostats and functional parts including their replacements, if not repairable, with a comparable type. (8) Functional parts of the hot water heater.

**SPECIAL PROVISIONS** (A) This contract is cancellable by the contract holder upon written notice. Should this contract be cancelled, the contract holder will receive ninety percent (90%) of a pro-rated refund, less any claims paid in connection with this contract. (B) In the event this contract is cancelled by BFS, return of premium shall be based on one hundred percent (100%) of unearned, pro-rated premium. (C) Should the contract cover any product of which the contract holder has more than one, and should all such similar products not be covered by this contract, the contract holder must identify precisely the product(s) covered, or BFS will identify the covered product. (D) Food spoilage due to BFS neglect, maximum refund up to \$50.00. (E) BFS shall not be responsible for the replacement cost of any serviced equipment (unless covered by the Gold Replacement Plan) and reserves the right to advise customer to replace product(s) when unrepairable or the cost of repair exceeds current value of product being repaired. (F) BFS reserves the right to inspect appliances before issuance of contract. (G) It is the responsibility of the contract holder to make the product accessible. (H) Coverage will be void if age of appliance is misstated. (I) There will be a \$25.00 charge assessed for all returned checks. (J) Any service beyond that provided by this contract will be furnished only upon the contract holder's authorization and must be paid in full by contract holder upon completion. (K) Pre-existing conditions are not covered by this contract. (L) Any adjustments in premiums due to replacement equipment and/or deletion of options will only be made at renewal time. (M) Homeowner 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. If product is not maintained there may be a charge for repairing covered item. (N) It is the responsibility of the contract holder to provide clear access to the equipment to be serviced as well as entry to the home and parking fee for the service vehicle. (O) Parts will be shipped using regular ground; expedited shipping is available at an additional charge to the customer. (P) BFS reserves the right to use alternative replacement refrigerant in lieu of R22 refrigerant.

**THIS SERVICE CONTRACT EXCLUDES** (1) Damage of any kind from accident, abuse, misuse, fire, flood, wind, storm, or act(s) of God. (2) Plastic, rubber, porcelain, glass or ceramic parts, shelves, racks, light bulbs or oil furnaces. (3) Filter, fuses, grills, duct work, cleaning of A/C coils, or the cleaning of any other product. (4) Product sounds or odors. (5) Damage from rust or corrosion. (6) Inner or outer cabinet parts. (7) Electronic circuit boards, and touch pads (unless circuit board coverage is taken). (8) Service performed on a covered product by another company unless previously authorized by BFS. (9) Carpet discoloration; marring of the floor or other minor damage(s) incidental to necessary moving of a product to make a repair. (10) Problems resulting from power surges or power reductions. (11) Non functional parts. (12) Clocks unless self cleaning option is taken. (13) Solar heating of all types. (14) Replacement of ice maker if not repairable (Unless covered by Gold Plan). (15) Comfort Center and electronic thermostats. (16) Plumbing, electrical and refrigerant lines not accessible including but not limited to those encased within the ceiling, floor and walls; work, including parts and labor, on electrical breaker panels; main breakers; cartridges; ground-fault breakers; everything not listed in the section captioned "Plumbing and Electrical coverage." (BFS will not be responsible for any water damage). (17) All costs associated with the procurement of permits, BFS administrative and handling fees, and crane fees. Cost to repair or replace for the enforcement of codes, building regulations, ordinances, federal, state, county or city laws. (18) Any EPA or government regulations affecting the repair or replacement of any refrigerant or refrigeration products (including R-22). (19) Electronic or variable speed motors and dual/scroll/variable speed compressors are not covered. (20) BFS shall not be responsible for the manufacturer's failure to honor warranties or manufacturer's modifications. (21) Product problems arising from contaminated, polluted, abnormal, or inadequate water supply; or from an abnormal or inadequate drainage or sewage system. (22) Rendering service when the correct contract number or preference is not given by the contract holder at the time of service is requested. (23) Moving or relocating product. (24) Bodily injury, property damage or any expense resulting from mold, mildew or fungus. (25) Built in refrigerators. (26) Foreign or commercial appliances. (27) The rate charged for the service agreement is not subject to regulation by the Florida Office of Insurance Regulations.

**OPTIONAL COVERAGE**

**\*MINOR PLUMBING AND ELECTRICAL COVERAGE** Plumbing; washers and seals in faucets, floats, washers and seals in toilet tanks (excluding brass ballcocks); stoppage on traps, drains, toilets, sinks or tubs that can be cleared by a plunger or hand snake, leaks in water/drainpipes, 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 and pumps. Electric: standard switches, outlets and circuit-breakers, short circuits in wall switches and receptacles if accessible. Plumbing and electrical coverage includes all labor, parts and materials necessary for preceding. Coverage is limited strictly to the interior of the residence. Water valves are not covered.

License Numbers ES-0000336 CA-CO57400 CF-CO56867 CA-CO56774 CA-CO56778

BFS-FL-7100NP REV 3/18

**Customer agrees to all terms and conditions.**

**Approved by: Broward Factory Service**

(approval subject to payment being received by effective date)

**I warrant fully that the products to be covered are now in functional working order and have never been declared not repairable.**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**Herd Enterprises, Inc.**  
d/b/a Broward Factory Service

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Please sign remittance stub and return with your payment prior to contract effective date. If you wish any changes, please notify this office. **YOUR CHECK IS YOUR RECEIPT. KEEP TOP PORTION FOR YOUR RECORDS.**