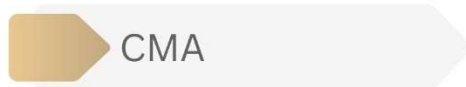


House Packet



HAEFER HOMES

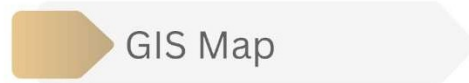
Live. Dream. Own.



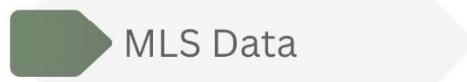
CMA



Flood & Utilities



GIS Map



MLS Data

1921 Tabby Ln

COMPARATIVE MARKET ANALYSIS (CMA)



Subject Property

Style	Brick Two Story with Board & Batten Garage	
Beds/Baths	3 Bedrooms	4 Bath
Finished Living Area	3151 sqft	
Unfinished Area	0 sqft	
Lot Size	1.42 acre	
Year Built	1965	
Parking	Premium Oversized 2-Car Garage, Main Level	

Market Value \$425,000–\$440,000	<i>Purchase Price</i> <i>\$434,000</i>
---	---

CMA Parameters

- CMA Geographic Range: 2 mile(s). The acceptable distance for appraisals is 1 mile for city comparables, 6 miles for county comparables.
- CMA Chronological Range: ☐ 90 days ☐ 6 months ☒ 1 year

CMA Market Conditions

- Area Days on Market (DOM): 38 avg. | 23 med.
- Regional Days on Market (DOM): 40 avg. | 18 med.
- SP%/LP means Sales Price Divided by Listing Price.

Recent Comparable Sales

Comp	Address & Date	Sold Price	Sqft	Beds/Baths	Lot	Built	SP%/LP	DOM	Notes
1	112 River Rd (11/07/2025)	\$415,000	3552	4 / 3.5	1.92 ac	1973	95.42%	61	Well-appointed Cape Cod with generous square footage, multi-level living, and a pool. Although larger overall, it lacks the modern mechanical upgrades and premium main-level garage convenience featured at 1921 Tabby Ln.
2	53 Woodlake Cir (05/09/2025)	\$419,900	2934	3 / 3	1.43 ac	1994	100%	23	Attractive brick ranch in a desirable neighborhood with pond views and a newer construction era. While beautifully maintained, it does not offer the dual-laundry layout, two-zone 2020 heat pumps, or the craftsman-style entry upgrades present at 1921 Tabby Ln.
3	2216 Beech Ave (04/28/2025)	\$439,900	3622	3 / 3	2 ac	1967	100%	4	Expansive brick ranch with custom finishes and spa amenities. Though impressive in size and features, its layout and age lack the balanced flow, recent renovations, and premium garage redesign that elevate 1921 Tabby Ln.
1	112 River Rd (11/07/2025)	\$415,000	3552	4 / 3.5	1.92 ac	1973	95.42%	61	Well-appointed Cape Cod with generous square footage, multi-level living, and a pool. Although larger overall, it lacks the modern mechanical upgrades and premium main-level garage convenience featured at 1921 Tabby Ln.

FEMA SPECIAL FLOOD HAZARD AREA (SFHA): ☒ No

☐ Zone A / A1-A30 / AE: Areas subject to flooding with a 1% annual chance of occurrence, with AE and A1-A30 providing a Base Flood Elevation.

☐ Zone AH: Areas subject to shallow, pond-like flooding with a 1% annual chance and an average depth of 1 to 3 feet.

☐ Zone AO: Areas with a 1% annual chance of flooding with an average depth, though detailed analyses are not performed, so no BFEs are shown.

☐ Zone V / V1-V30 / VE: High-risk coastal zones where flooding includes the hazard of high-velocity wave action (storm surge).

FCC INTERNET PROVIDERS

No speeds indicates that the provider has not serviced this neighborhood according to the FCC.

Provider	Technology	Down (Mbps)	Up (Mbps)
Brightspeed	Fiber	1000	1000
Glo Fiber	Fiber		
HughesNet	GSO Satellite	100	5
infinaSky	Fixed Wireless	200	25
Lumos	Fiber		
Riverstreet	Wireless	10	1
Shentel	Cable		
Starlink	NGSO Satellite	220	25
T-Mobile	Fixed Wireless		
Viasat Inc	GSO Satellite	100	3
Xfinity	Cable	1200	35

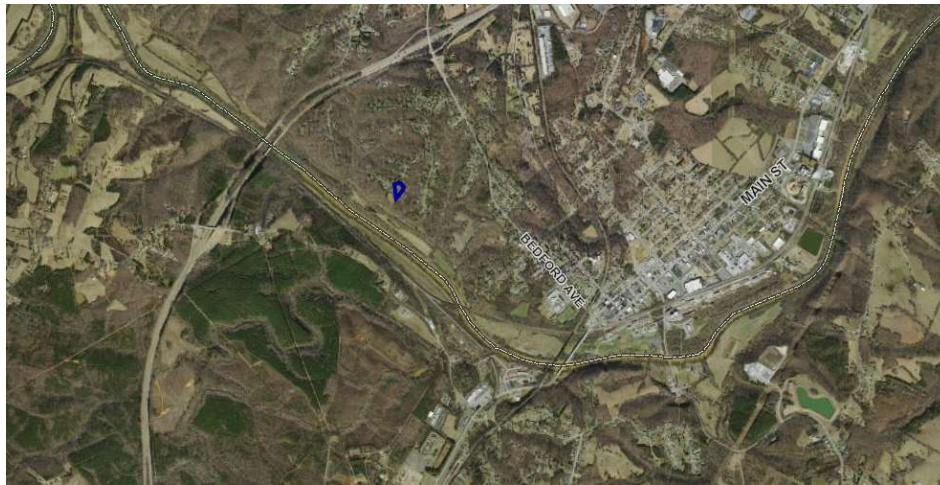
FCC INTERNET PROVIDERS

(owners/operators only – other Mobile Virtual Network Operators may be available):

Provider	4g	5g
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Project Genesis	<input type="checkbox"/>	<input type="checkbox"/>
T-Mobile	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ESTIMATED ANNUAL TAXES BASED ON NEW PRICE

\$1,532	\$0	\$1,532
	Town/City	County



HOUSE PACKET DISCLOSURE

Comparative Market Analysis (CMA) . The CMA has been prepared, possibly sighted or site-unseen, and is based on MLS data provided by the Lynchburg Association of REALTORS®, along with recent comparable sales and local market trends. The pricing estimates assume that the home's condition is consistent with professional showings and remains financeable under current lending standards. Any significant differences in the property's actual condition may affect the final market value and marketability. A CMA is not an appraisal, and associates of Haefer Homes are not appraisers. A CMA is a professional estimate of market value prepared by a licensed real estate agent to guide pricing and marketing strategy. An appraisal, by contrast, is a formal opinion of value conducted by a licensed appraiser, typically required by lenders, that includes an on-site inspection and follows standardized valuation guidelines. While a CMA provides valuable insight into likely buyer behavior and market positioning, it does not carry the same legal or lending authority as an appraisal.

FEMA Flood Zone Verification. Flood zone information, if provided, is based on publicly available FEMA maps and online resources as of the date of this report. Haefer Homes does not guarantee the accuracy, completeness, or current status of FEMA data. Buyers and sellers are encouraged to independently verify flood zone status through FEMA, a licensed surveyor, or their insurance provider prior to closing.

FCC Internet and Mobile Provider Information. Information regarding FCC-registered internet service providers and mobile network coverage has been compiled from publicly available FCC data. Haefer Homes makes no representation or warranty regarding the speed, reliability, availability, or accuracy of service provider information. Buyers and sellers should confirm availability and service quality directly with the provider(s) of their choice.

Taxes and Landmarks. Tax amounts, mapping information, and landmark data have been obtained from the locality's GIS system and/or the Listing Agent and are not guaranteed. Tax figures may not include additional town or county assessments, and buyers should verify all tax information and mapping details independently with the appropriate locality.

PRESENTED BY:

**Nathan Haefer**

LIC: 0225266543



Primary:434-944-6982 Secondary:434-944-6982



nathan@haeferhomes.com

<https://haeferhomes.com/>**Keller Williams**

1179A Vista Park Dr Forest VA 24551



434-534-9113

ML#:362670

1921 Tabby Ln, Altavista, VA 24517

\$434,000

**Active 10/22/25**

BEDS

3BATHS (F-H) **4 (2 2)**

SQ FEET

3151

LOT SIZE

1.4200

YEAR BUILT

1965

DOM

38[VIEW MAP](#) [VIEW ALL \(40\)](#) [VIEW TOUR](#) [CONTACT ME](#)

This pristine home is nestled on 1.42 acres in a developed neighborhood and near a cul-de-sac. It's just 26 minutes from Liberty University, 34 minutes from downtown Lynchburg, and just 6 minutes from the popular English Park to the southeast. The home was meticulously cared for and features several updates: two-zone heat pumps and air handler (2020), a true main-level two car garage renovation that features a finished interior with parking stops and board-and-batten exterior siding (2022), low maintenance landscaping (2015-2024), and a custom pine-and-oak craftsman-style front entry (2024). The floor plan offers main level laundry, an additional laundry room on the terrace level, bathrooms on all levels, three generously sized bedrooms, two coat closets, hardwood and tile flooring, built-in bookcases, two fireplaces, and a terrace level workshop. A complimentary home warranty will transfer to the new owner at closing.

UPCOMING OPEN HOUSES

TYPE	DATE	START	END	HOSTED
In-Person	11/29/25	01:00 PM	03:00 PM	
In-Person	11/30/25	01:00 PM	03:00 PM	

LISTING INFORMATION

Listing Date: 10/22/25
Start Showing Date: 10/22/25
Original Price: \$449,900
Property Type: Residential
Property Subtypes: Single Family
Area: Campbell
County/City: Campbell
Legal Description: Lots 7A & 8, SEC 7, Ferguson Jones
Year Built: 1965

Listing Price: \$434,000
Entry Date: 10/22/25
Status: Active
Bedrooms: 3
Septic Permit: Unknown
Tax Map/Parcel ID: 83B-15-8
Subdivision/Cmplex: Beverly Heights
Construction Status: Completed

EXTERIOR & INTERIOR FEATURES

Exterior Finish (AG):	Board and Batten,Brick	Sewer:	Septic Tank
Exterior Features:	Balcony,Off-Street Parking,Porch,Front Porch,Rear Porch,Paved Drive,Landscaped,Screened Porch,Mountain Views	Utility-Electric:	Dominion Energy
Styles:	Two Story	Water:	County
Internet Providers:	Comcast/Xfinity,Hughes.net,Satellite,Other		
Roof:	Shingle		
Full Bath Level 1:	0	Half Bath Level 1:	1
Full Bath Level 2:	2	Half Bath Level 2:	0
Full Bath Level 3:	0	Half Bath Level 3:	0
Full Bth BlwGrd:	0	Half Bth BlwGrd:	1
Heating System:	Forced Warm Air-Elec,Heat Pump,Two-Zone,Wood Stove	Laundry:	Basement,Dryer Connection,Laundry Closet,Laundry Room,Main Level,Separate Laundry Rm.,Washer Connections
Interior Features:	Ceiling Fan(s),High Speed Data Aval,Main Level Den,Primary Bed w/Bath,Pantry,Separate Dining Room,Walk-In Closet(s),Workshop	Appliance/Convey:	Cooktop,Dishwasher,Disposal,Double Oven,Dryer,Microwave,Range-Elec,Refrigerator,Wall Oven,Washer
Flooring:	Carpet,Hardwood,Tile,Other	Basement:	Exterior Entrance,Finished,Fireplace,Full,Heated,Interior Entrance,Walkout,Workshop
Attic:	Access,Floored,Storage Only,Walk In	Air Conditioning:	Central Electric,Heat Pump,Two-Zone
Water Heater:	Electric	Fireplace:	2 Fireplaces,Glass Doors,Great Room,Living Room,Stove Insert,Wood Burning

MISCELLANEOUS, TAX, & ASSOCIATION INFORMATION

Zoning:	R1	Garage:	22.70x20.11 Level: Level 1 Above Grade
Stories:	Two	Attached Garage:	2 Car
Estimated Taxes:	1532	Garage Desc:	Yes

SCHOOL INFORMATION

Elementary School:	Altavista Elem
Middle School:	Altavista Combined
High School:	Altavista Combined

ROOM & SQUARE FOOTAGE INFORMATION

Living Room:	22x13.60 Level: Level 1 Above Grade	Family Room:	22.90x14.30 Level: Level 1 Above Grade
Formal Dining:	13.20x13.50 Level: Level 1 Above Grade	Kitchen:	13.80x13.50 Level: Level 1 Above Grade
Laundry Room:	7.11x12.10 Level: Below Grade	Rec Room:	34.11x12.10 Level: Below Grade
Foyer:	12.60x7.60 Level: Level 1 Above Grade	2nd Bedroom:	15.11x11.40 Level: Level 2 Above Grade
Primary Bedroom:	17.70x17.70 Level: Level 2 Above Grade	Screened Porch:	24x11.60 Level:
3rd Bedroom:	16x11.40 Level: Level 2 Above Grade	Other Room 2:	22.90x21.80 Level: Level 2 Above Grade
Porch:	10.70x9.40 Level:		
Other Room 1:	5.10x5.50 Level: Below Grade		
Other Room 3:	23.50x13.60 Level: Below Grade		
Est Fin Sqft Bel Grd:	857	Est Fin Sqft Level 1:	1268
Abv Grd Fin Sqft:	2294	Est Fin Sqft Level 2:	1026
Est UnFin Sqft Total:	0	Est Fin Sqft Level 3:	0
Lot Size SqFt:	1.4200	Lot Size Source:	Public Records

County of Campbell, Virginia

Parcel ID: 83B-15-8
Property Address: 1921 TABBY LN
 ALTAVISTA, VA 24517-
Tax ID #: 900002444

Owner: SPRADLIN JULIUS K JR
Owner(Secondary): N/A
Mailing Address: 1921 TABBY LN
 ALTAVISTA, VA 24517-0000

Summary

Property Descriptions

Legal Description: LOTS 7A & 8, SEC 7
 FERGUSON-JONES
Neighborhood No: 110031
Property Class: 2

Land Information

Area: 1.1600

Location Information

Plat: N/A
Voting Precinct: ALTAVISTA
Polling Place: Altavista-Fire-Company
Election District: ALTAVISTA
Fire District: ALTAVISTA-VFD
EMS District: ALTAVISTA-LSC

School Zones

Elementary School: Altavista
Middle School: Altavista
High School: Altavista

Zoning

Zone: Low Density Residential

Properties may have multiple Location Information, School Zones or Zoning. Please refer to the Map for additional information

Ownership History

Sale Date	Sale Amount	Document No	Deed Bk / Pg	Seller's Name
08/20/2015	\$208,500	150004037		STOTT C BRYAN & BARBARA B
01/01/2000	\$162,000		0857 0522	

Assessment

Date	Land Value	Improvement Value	Total Value
01/01/2023	\$25,200	\$310,100	\$335,300
01/01/2019	\$25,200	\$218,800	\$244,000
01/01/2015	\$0	\$0	\$0
01/01/2011	\$0	\$0	\$0

Property Tax

20251205	20250411	\$754.42	\$754.42	\$0
20250605	20250512	\$0	\$754.43	-\$754.43
20241205	20241114	\$0	\$754.42	-\$754.42
20240805	20240507	\$0	\$754.43	-\$754.43
20231205	20231205	\$0	\$754.42	-\$754.42
20230605	20230525	\$0	\$754.43	-\$754.43
20221205	20221214	\$0	\$634.4	-\$634.4
20220812	20220707	\$0	\$634.4	-\$634.4
20211206	20211111	\$0	\$1,268.8	-\$1,268.8

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Campbell County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Property Descriptions	
Improvement Type:	DWELLING
Building Type:	110 Colonial
Grade:	AV
Condition:	normal for age
Stories:	2
Year Built:	1965







Footage	
Finished SQFT:	3131
Open Porch SQFT:	412
Deck SQFT:	110
Attic SQFT:	0
Basement SQFT:	1330
Basement Finished SQFT:	767
Enclosed Porch SQFT:	0

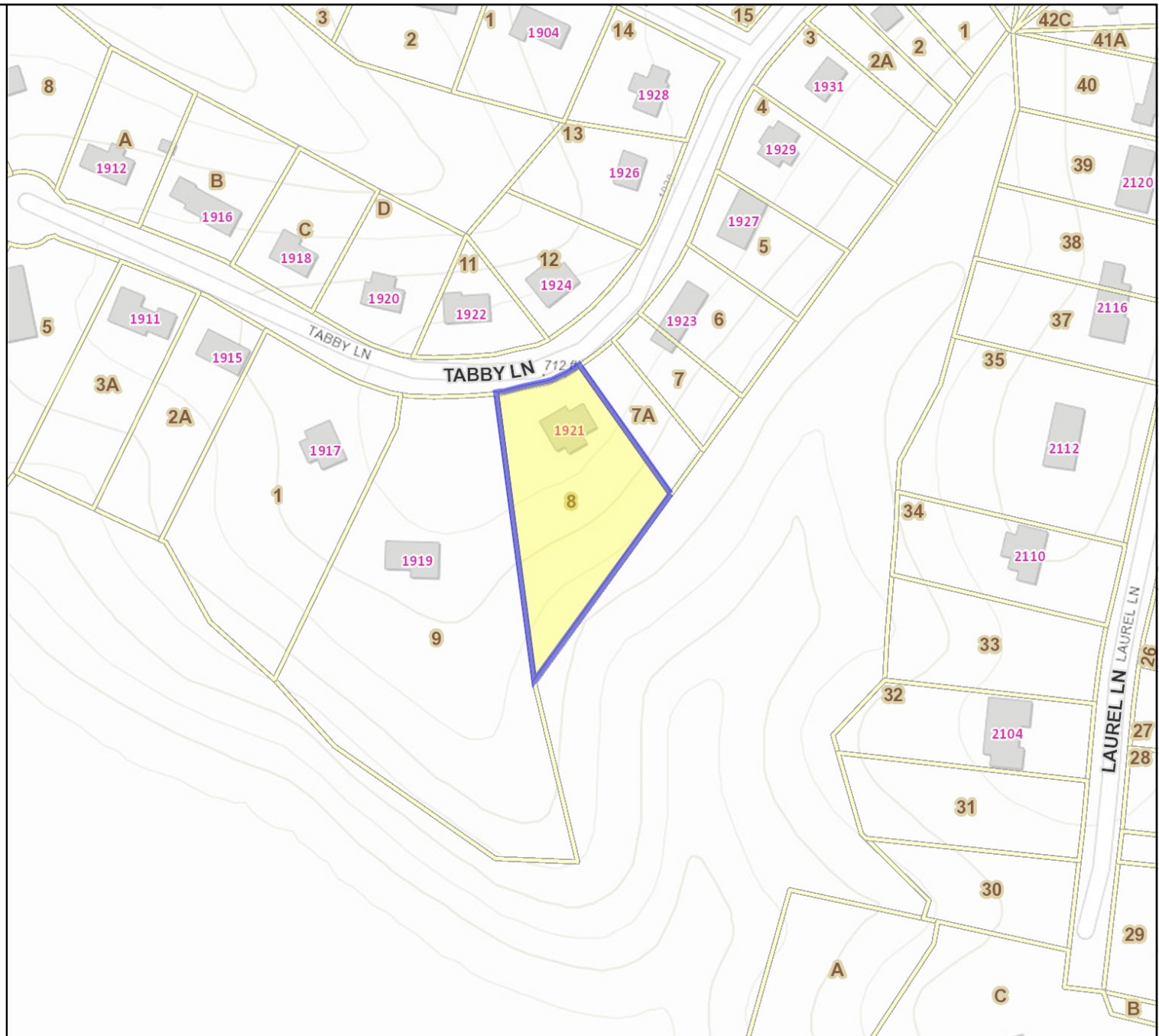
Structure	
Attic:	None
Foundation:	3/4 Bsmt, 1/4 Crawl
Frame:	Wood frame w/sheathing
Roof Type:	101
Roof Material:	105 Fiberglas shingle
Attached Garage:	506
Detached Garage:	N/A
Attached Carport Garage:	N/A
Walls:	100.00 Drywall
Exterior Wall Type:	V2 Vinyl siding

Features	
Number of Rooms:	10
Number of Bedrooms:	3
Number of Full Baths:	2
Number of Half Baths:	2
Masonry Fireplaces:	Y
Fuel Description:	N/A
Heat Type:	Central Warm Air
Air Condition:	Y

Campbell County, VA

Legend

-  County Boundary
-  E9-1-1 Addresses
-  Street Names
-  Lot Numbers
-  Parcels
-  HiddenRoadCenterline



Title: Parcels

Date: 10/21/2025

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.

Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet

County of Campbell, Virginia

Parcel ID:	83B-15-7A	Owner:	SPRADLIN JULIUS K JR
Property Address:	TABBY LN ALTAVISTA, VA 24517-	Owner(Secondary):	N/A
Tax ID #:	060165600	Mailing Address:	1921 TABBY LN ALTAVISTA, VA 24517-0000

Summary

Property Descriptions		Land Information	
Legal Description:	LOTS 7A & 8, SEC 7 FERGUSON-JONES	Area:	0.2600
Neighborhood No:	110031		
Property Class:	2		

Location Information		School Zones	
Plat:	N/A	Elementary School:	Altavista
Voting Precinct:	ALTAVISTA	Middle School:	Altavista
Polling Place:	Altavista-Fire-Company	High School:	Altavista
Election District:	ALTAVISTA	Zoning	
Fire District:	ALTAVISTA-VFD	Zone:	Low Density Residential
EMS District:	ALTAVISTA-LSC		

Properties may have multiple Location Information, School Zones or Zoning. Please refer to the Map for additional information

Ownership History

Sale Date	Sale Amount	Document No	Deed Bk / Pg	Seller's Name
08/20/2015	\$208,500	150004037		STOTT C BRYAN & BARBARA B
08/06/1996	\$162,000		S0857 0522	X

Assessment







Date	Land Value	Improvement Value	Total Value
01/01/2023	\$5,000	\$0	\$5,000
01/01/2019	\$5,000	\$0	\$5,000
01/01/2015	\$26,400	\$222,600	\$249,000
01/01/2015	\$26,400	\$220,900	\$247,300

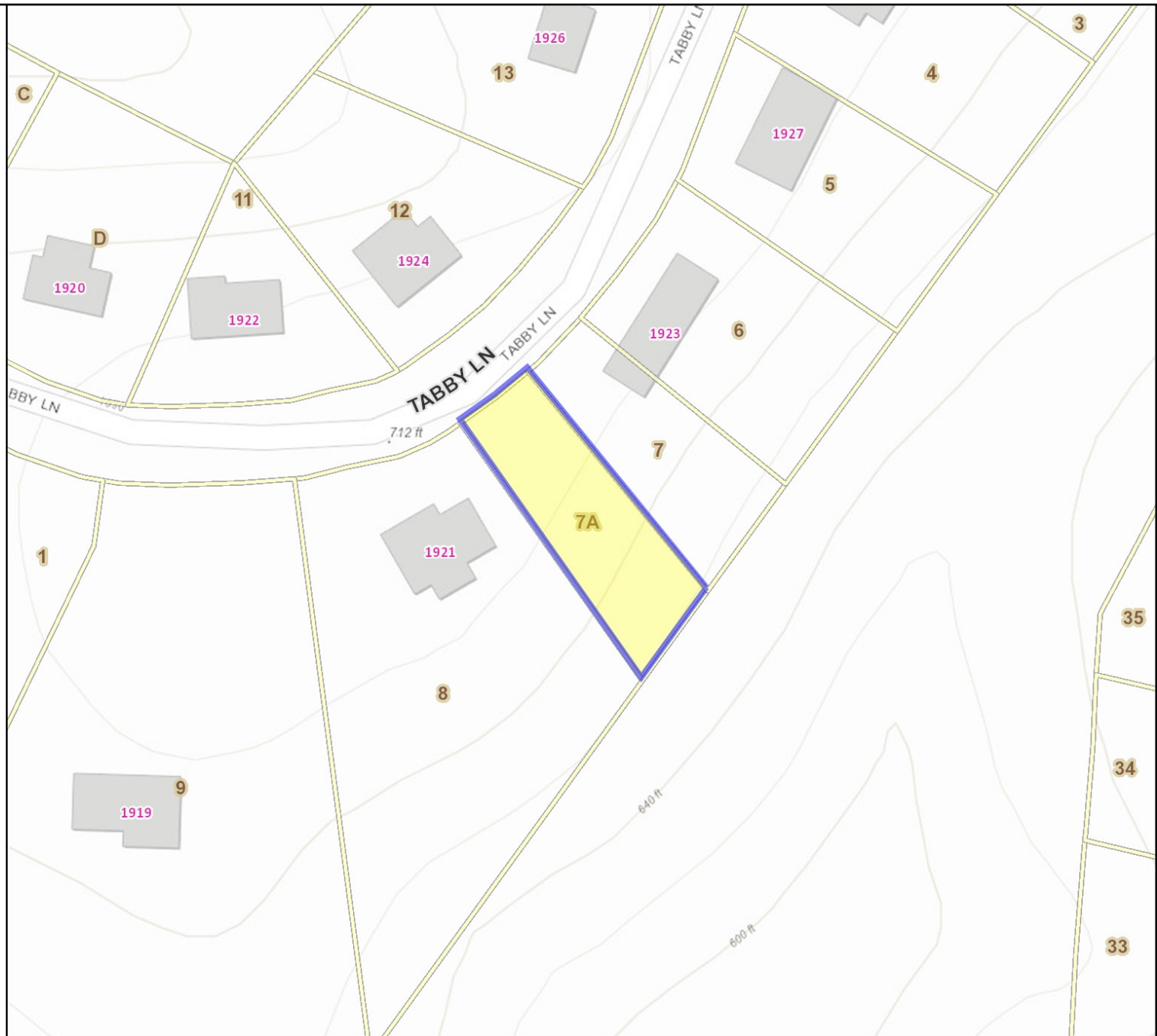
Property Tax

20251205	20250411	\$11.25	\$11.25	\$0
20250605	20250512	\$0	\$11.25	-\$11.25
20241205	20241114	\$0	\$11.25	-\$11.25
20240805	20240507	\$0	\$11.25	-\$11.25
20231205	20231205	\$0	\$11.25	-\$11.25
20230605	20230808	\$0	\$11.25	-\$11.25
20221205	20221214	\$0	\$13	-\$13
20220812	20220707	\$0	\$13	-\$13
20211206	20211111	\$0	\$26	-\$26

Campbell County, VA

Legend

-  County Boundary
-  E9-1-1 Addresses
-  Street Names
-  Lot Numbers
-  Parcels
-  HiddenRoadCenterline



Title: Parcels

Date: 10/22/2025

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.



Home systems break.
Your budget shouldn't.

You choose your own licensed contractor for all covered repairs.

Certain items and events are not covered by this contract. Please refer to limitations, restrictions and exclusions in the Terms and Conditions (see page 8).

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

NEW!
**PERSONAL
IDENTITY &
HOME TITLE
PROTECTIONS
UP TO
\$1,000,000**

PAGES 5 & 6

Acceptance/Invoice

Contract Number: _____

❖ = Required



To obtain a contract number call: 1.800.648.5006

America's Preferred Home Warranty | 5775 Ann Arbor Rd. | Jackson, MI 49201

Fax: 1.888.479.2652 | aphwoffice@aphw.com | aphw.com

IMPORTANT: FOR SERVICE CALL: 1.800.648.5006.

NO PAYMENT OR REIMBURSEMENT FOR SERVICES PERFORMED WITHOUT PRIOR APPROVAL.

~ Please be sure to fill in all applicable areas of information. ~

Seller(s) Name(s)

Property Address Number & Street ❖

City ❖ State ❖ County ❖ Zip ❖

Phone Number(s)

Seller(s) E-mail(s)

Buyer(s) Name(s)

Phone Number(s)

Buyer(s) E-mail(s) ❖

Real Estate Office ❖

Address ❖

City ❖ State ❖ Zip ❖

Phone Number Fax Number

Real Estate Agent ❖ Agent's E-mail ❖

Closing Date Listing Date

BOTH PARTIES AGREE THAT THE OBLIGATIONS FOR REPAIR OR SERVICE UNDER THIS AGREEMENT ARE SOLELY THOSE OF THE SERVICE PROVIDER AND ARE NOT THE OBLIGATION OF ANY REAL ESTATE FIRM. SEE TERMS AND CONDITIONS FOR COVERAGE DETAILS.

SELLER AND BUYER ACKNOWLEDGE BY SIGNATURE OR PAYMENT THAT HE OR SHE HAS READ, UNDERSTANDS AND ACCEPTS THIS REAL ESTATE HOME WARRANTY AGREEMENT, INCLUDING ALL SERVICE AGREEMENT TERMS AND CONDITIONS.

Seller(s) Signature(s) X _____ Date _____

X _____ Date _____

Buyer(s) Signature(s) X _____ Date _____

X _____ Date _____

WAIVER

Applicant has reviewed the Real Estate Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Real Estate Home Warranty Agreement.

Seller(s) Signature(s) X _____ Date _____

Buyer(s) Signature(s) X _____ Date _____

HOUSING TYPE (Please Check One)

- ☐ Single Family ☐ Condo/Townhouse
☐ Duplex (2 warranties) ☐ Triplex (3 warranties)
☐ Fourplex (4 warranties) ☐ New Home Construction
☐ Manufactured Home Year Manufactured: _____
☐ Foreclosed/Repossessed Home**

**See Terms and Conditions "Limitations of Coverage" Provisions

PLAN OPTIONS (Please Check One)

Buyer's Premier Coverage Plan - One Year

26 Standard Coverage Items + 11 Buyer Preferred Upgrade Items + \$50 Deductible + Identity Theft Protection (pg. 5)

- ☐ Single Family Home \$825
☐ Condo/Townhouse \$760

Single Family Plans

- ☐ One Year: \$100 Deductible \$499
☐ ♥ One Year: \$50 Deductible \$650
- includes Identity Theft Protection (pg. 6)

- ☐ Two Years: \$100 Deductible \$950

Condo/Townhouse Plans

- ☐ One Year: \$75 Deductible \$475
☐ Two Years: \$75 Deductible \$899

New Construction Plan for Buyers

- ☐ Three Years: \$75 Deductible \$600
Coverage begins 366 days after closing
and continues for three years.

Multi-Family Unit Plans (\$75 Deductible)

- ☐ One Year: Duplex (2 warranty agreements) \$950
☐ One Year: Triplex (3 warranty agreements) \$1,250
☐ One Year: Fourplex (4 warranty agreements).. \$1,599

BUYER COVERAGE OPTIONS (Check All That Apply)

- ☐ Buyer Preferred Upgrade ...\$199 x ____ yrs. = \$ ____

Important: If a Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.

- ☐ Additional Refrigerators.....\$75 x ____ yrs. = \$ ____
☐ Gas Fireplace.....\$75 x ____ yrs. = \$ ____
☐ Inground Pool/Spa\$185 x ____ yrs. = \$ ____
☐ Premium/
Salt Water Pool/Spa\$345 x ____ yrs. = \$ ____
☐ Sprinkler System.....\$75 x ____ yrs. = \$ ____
☐ Termite Control.....\$75 x ____ yrs. = \$ ____
☐ Water Softener.....\$85 x ____ yrs. = \$ ____

If a Buyer Coverage Option has been selected for a 2-year home warranty or a 3-year New Construction warranty, please enter 2 or 3 years accordingly for each option chosen.

SELLER'S COVERAGE

- ☐ Seller Preferred Upgrade \$125

HOME ENTERTAINMENT & TECHNOLOGY PLAN

- ☐ \$75 Deductible.....\$199 x ____ yrs. = \$ ____

Plan Cost(s) \$ _____

Option Cost(s)..... \$ _____

Total..... \$ _____

PLEASE REMIT PAYMENT TO:

AMERICA'S PREFERRED HOME WARRANTY
PO BOX 772150 | DETROIT, MI 48277-2150

PLANS & PRICING

BASE PRICE

\$499

Single Family Home
w/\$100 Deductible

Single Family Home

One Year: \$100 Deductible\$499

♥ One Year: \$50 Deductible\$650

- includes Identity Theft Protection (pg. 6)

Single Family Home (Continued)

Two Years: \$100 Deductible.....\$950

Condo/Townhouse

One Year: \$75 Deductible.....\$475

Two Years: \$75 Deductible.....\$899

New Construction

Three Years: \$75 Deductible\$600

Coverage begins 366 days after closing
and continues for three years.

Multi-Family Unit Plans

(\$75 Deductible)

One Year: Duplex

(2 warranty agreements) \$950

One Year: Triplex

(3 warranty agreements) \$1,250

One Year: Fourplex

(4 warranty agreements) \$1,599

BUYER Coverage Plans***

COVERAGE ITEMS (Standard)

Attic and Exhaust Fans	•
Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Central Vacuum	•
Duct Work	•
Concealed Plumbing or Electrical	•
Electrical System	•
Exterior Water and Sewer Line	•
Free Standing Range/Cooktop	•
Garage Door Opener	•
Garbage Disposal	•
Heating System	•
Heating & Cooling Combination System	•
Hotel Benefits	•
Humidifier	•
Instant Hot Water Dispenser	•
Kitchen Refrigerator	•
Permanently Installed Primary Sump Pump	•
Plumbing	•
Roof Leak Repair	•
Septic System	•
Washer and Dryer	•
Water Heater	•
Water Well Pump	•

BUYER PREFERRED UPGRADE (Optional)* | \$199

Built-in Dishwasher (Adds): <i>Racks, Baskets and Rollers</i>	•
Built-in Microwave (Adds): <i>Interior Lining, Glass Door, Clocks and Shelves</i>	•
Central Air (Adds): <i>Refrigerant Recovery, Cost of Crane, Registers and Grills</i>	•
Central Heat (Adds): <i>Registers, Grills and Heat Lamps</i>	•
Garage Door Opener (Adds): <i>Hinges, Springs, Keypads and Remote Transmitters</i>	•
Refrigerator (Adds): <i>Refrigerant Recharge, Control Board, Ice Maker and Ice/Beverage Dispenser</i>	•
Special Electrical Package (Adds): <i>Ceiling Fan, Fire/Burglar Alarm, Lighting Fixtures, Doorbell</i>	•
Toilets (Adds): <i>Replaced With Like Quality</i>	•
Oven/Range (Adds): <i>Interior Lining, Clocks, Rotisseries, Racks, Handles, Knobs and Dials</i>	•
Water Heater (Adds): <i>Chemical, Mineral Deposits, and Sediment Buildup</i>	•
\$250 toward Code Violations	•

Buyer's Premier Coverage Plan (Page 5)

26 Standard Coverage Items

11 Buyer Preferred Upgrade Items

\$50 Deductible (One Year)

Identity Theft Protection

Single Family Home:

\$825

Condo/Townhouse:

\$760

Home Entertainment & Technology Plan

A one-year plan covering your home electronics with a \$75 deductible

\$199

(See page 7 for details)

SELLER Coverage Plans

COVERAGE ITEMS (Standard) **

ListSecure®	•
Attic and Exhaust Fans	•
Central Vacuum	•
Duct Work	•
Electrical System	•
Instant Hot Water Dispenser	•
Plumbing	•
Stoppages	•
Water Heater	•

SELLER PREFERRED UPGRADE (Optional)** | \$125

Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Free-Standing Range/Cooktop	•
Garbage Disposal	•
Heating System	•
Kitchen Refrigerator	•

Buyer Optional Coverages

Additional Refrigerators.....	\$75
Gas Fireplace	\$75
Inground Pool/Spa.....	\$185
Premium/Salt Water Pool/Spa...	\$345
Sprinkler System.....	\$75
Termite Control.....	\$75
Water Softener.....	\$85

* **IMPORTANT:** If the Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.

** **Florida Only:** Customers must purchase the Seller Preferred Upgrade to receive listing coverage, which will include the Standard Coverage Items.

*** Certain plans and items have limits on coverage. See page 8 to get full Terms & Conditions for details.

What Is Covered?



ATTIC AND EXHAUST FANS

Plans that cover this item: Buyer | Seller

Covered: Switches, controls, motors, bearings and blades.

Not Covered: Shutters, belts and filters, circulation or paddle-type fans.



CENTRAL AIR CONDITIONING

Plans that cover this item: Buyer | Seller Preferred Upgrade

Covered: (Electric refrigerant central air conditioning units only.)

Coils and compressor, capacitor, motors, thermostat valves, thermostats, leaks in refrigerant lines, liquid suction line dryers, fuses, breakers, disconnect boxes, contactor, wiring, condensing units, evaporative coolers.

Not Covered: Window units, free-standing room units, water cooled units, portable units, any type of gas, lithium/glycol, outside and/or underground components and piping for geothermal, condenser fins, drain pans, cleaning, duct work associated with any gas units, filters, water towers, evaporative cooling pads, energy management systems, or recovery of refrigerant and chillers. Zone controls, zone motors, dampers, leak tests, registers and grills. The cost of a crane to install roof-mounted units. Electronic or ultraviolet (UV) air filters and cleaners.



ELECTRICAL

Plans that cover this item: Buyer | Seller

Covered: Electrical breakers, wiring, panels and sub-panels, plugs, fuses, switches, conduit, junction box, central vacuum systems. Concealed wiring limit shown on the Confirmation Page includes access, diagnosis, repair or replacement, and restoring or resurfacing to a rough finish.

Not Covered: Service entrance cables, meter boxes, any loss due to water seepage along service cable, any loss from overload or power failure, any electrical items or wiring located outside the perimeter of the principal dwelling and attached garage.



EXTERIOR WATER AND SEWER LINE COVERAGE

Plans that cover this item: Buyer

Covered: Water and sewer pipes between the Covered Home's foundation and the water or sewer main pipe. Coverage applies to locating the pipe stoppage or collapse including excavation and backfilling, the repair and/or replacement of the affected pipe and clearing of stoppages (cleaning same lines after 14 days has elapsed shall be considered a new claim and is subject to a new Deductible) up to the coverage limit.

Not Covered: Landscaping replacement, frozen pipes, cleanup of anything (including leaked material), blockages or breaks or leaks from tree roots and foreign objects.



GARAGE DOOR OPENER

Plans that cover this item: Buyer

Garage must be attached to the Covered Home.

Covered: Motors, push buttons, control boards, drive mechanisms, chains.

Not Covered: Garage door, door track assemblies, counterbalance mechanisms, rollers, remote sensing units and infrared sensors, hinges, springs, keypads/touchpads, and remote transmitters.



HEATING SYSTEM

Plans that cover this item: Buyer | Seller Preferred Upgrade

Covered: Central heating system including electric, gas, oil, gravity (centrally ducted only), steam or hot water heat systems, ductwork, interior gas lines, thermostats, relays and wiring. Heat exchanger and/or combustion chamber, electric heat pump, burners, circuit board, igniter, flame sensor, transformer, gas valves, baseboard convectors, pumps, motors, switches, heating elements. Hot water heat system boiler must have auto boiler feed; steam heat must have low water cut-off valve.

Hydronic systems only: Boiler zone valves, geothermal and/or water source heat pump components and parts located within the foundation of the Covered Home or attached garage which cool and/or heat the Covered Home.

Not Covered: Outside and/or underground components and piping for geothermal and/or water source heat pumps, well pump and well pump components for geothermal and/or water source heat pumps. Free-standing or portable heating units, through-wall units, heat lamps, coal or wood burning equipment, fuel oil or propane gas storage tanks, fuel oil lines, registers, electronic air filters and cleaners, vents, space heaters, grills, filters, solar heating systems, radiators, fireplaces, clocks, chimneys and chimney liners, recovery of refrigerant, and cleaning and energy management systems. Leak tests. Zone controls, zone motors and dampers. Electronic or ultraviolet (UV) air filters and cleaners.



HUMIDIFIER

Plans that cover this item: Buyer

Covered: Permanently mounted furnace humidifier including pans, housing, motors, fans, humidistats, transformers, valves, and lines.

Not Covered: Humidifier pads, media elements, brushes, atomizers, and back flush units.



KITCHEN APPLIANCES

Plans that cover this item: Buyer | Seller Preferred Upgrade

Coverage is limited to appliances located in the primary kitchen area of the Covered Home and included in the contract to purchase at the time of the sale of the Covered Home, or be built-in.

Covered: Free-standing range, built-in oven, cooktop, built-in dishwasher (pump, motor, timers, gaskets, spray arm, seals, air gap, latches, switches, heating element, control board), built-in microwave, refrigerator (compressor only), garbage disposal.

Not Covered: Water dispenser, cracked or broken thermal shells, any loss or damage of a cosmetic nature such as denting, chipping, the cost of attaining access, replacement or repair of countertops or cabinets, racks, baskets, clocks, timers, rollers, glass or ceramic cooktops, self-cleaning mechanisms, cooking accessories, doors, door hinges, knobs, handles, dials, keypads/touchpads, interior lining, door glass, latches, meat probes, rotisseries, shelves, ice makers, ice crushers, control board, soap dispensers, beverage dispensers, broken interior, loss due to rust-out and food spoilage, recovery of refrigerant, and freezers which are not an integral part of refrigerator. Failure, damage and/or jams to garbage disposal caused by bones and foreign objects other than food.



PLUMBING SYSTEMS

Plans that cover this item: Buyer | Seller

Covered: Drains and standard faucets, leaks and breaks to water, vent, gas or sewer lines, waste lines, assembly parts within the toilet tank, toilet wax ring and flange, valves to shower, tub diverter, interior hose bibs, stoppage in drain, vent and sewer lines; angle stops and risers. Clearing of stoppages (cleaning same lines after 14 days has elapsed shall be considered a new claim and is subject to a new Deductible). The foregoing is covered only within the perimeter of the main foundation of the Covered Home including attached garage. Permanently installed sump pumps (ground water only). Concealed plumbing limit shown on the Confirmation Page includes access, diagnosis, repair or replacement, and restoring or resurfacing to a rough finish.

Not Covered: Sinks, bathtubs, fixtures, exterior hose bibs, filters, sewage ejector pumps, shower-base pans, shower enclosures, tub enclosures, toilet bowl and tank, caulking, grouting, tile fields, lawn sprinklers, leach beds, root damage, any loss arising out of a condition of chemical or mineral deposits, water residue, rust-out, or insufficient capacity drain, insufficient or excessive pressure, loss arising from porcelain cracking, chipping, dents or

other externally caused physical damages, storage or holding tanks, auxiliary sump pumps. Sewage lines located outside the main foundation of the Covered Home and blockages from tree roots and foreign objects.



ROOF

Plans that cover this item: Buyer

Covered: Water leaks only; rolled roofing, asphalt shingles, roof tiles, and flashing. Must occur during coverage period for coverage to apply.

Not Covered: Roof mount installations, roof vents, roof vent boots, gutters, drain lines, pre-existing leaks, leaks in any deck or balcony, leaks due to ice damming. Leaks which are caused by, or which result from, any of the following: Damage due to persons walking or standing on the roof, missing and/or broken tiles or shingles, repairs or construction not performed in a workmanlike manner, failure to perform normal roof maintenance, replacement of entire roof, rotten wood, flat and/or hot tar roof, or acts of God such as tornado, hurricane, earthquake, fire, and lightning. Water damage must occur in the roof located over the primary living area, excluding attached garage.



SEPTIC

Plans that cover this item: Buyer

Coverage for septic systems begins thirty (30) days after the Contract Start Date.

Covered: Septic tank and line from house, baffles, sewage ejector pump and switches.

Not Covered: Drain field, tile fields and leach beds, clean out, insufficient capacity, and blockages from tree roots and foreign objects.



WASHER/DRYER

Plans that cover this item: Buyer

Covered: All components and parts except as listed under "Not Covered".

Not Covered: Soap dispensers, filter screens, plastic mini-tub, dials and knobs, lint screen, venting, and damage to clothing.



WATER HEATER

Plans that cover this item: Buyer | Seller

Covered: Electric, gas, tankless, and instant hot water dispensers. Control thermostat and thermocouple, gas valves, pressure and temperature relief valve, heating elements, drain valve, dip tubes, blower motor, heat exchanger, burners, igniter, temperature sensor.

Not Covered: Oil hot water tanks, and Breakdown arising as a result of chemical, mineral deposits or sediment buildup, insufficient capacity, water residue or rust-out.



WATER WELL PUMP

Plans that cover this item: Buyer

Must be primary water source. Coverage begins thirty (30) days after the Contract Start Date.

Covered: Well pumps, valves, and regulators.

Not Covered: Pressure tanks, piping or electrical lines leading to or connecting pressure tank and primary dwelling, well casings, holding or storage tanks and re-drilling of well, screens, points, well pump if used for lawn sprinkler system or other like system.

Some coverage is subject to additional limitations as provided in the Terms and Conditions Section of the Real Estate Warranty Service Agreement.

Buyer's Premier COVERAGE PLAN

\$825

Single Family Home

\$760

Condo/Townhouse

The Buyer's Premier Coverage Plan gives you ALL the standard coverage items and ALL the Buyer's Preferred Upgrade Items. This plan now includes **Comprehensive Identity Theft and Home Title Fraud Protection up to \$1,000,000 from American Identity Group**. You get all of this coverage for one full year with a \$50 deductible!

For AIG claims service, call:

855.200.6799



**AMERICAN
IDENTITY GROUP**

APHW's Home Warranty with additional Personal Identity Theft Protection

26

Standard
Coverage Items

+ 11

Buyer Preferred
Upgrade Items

+ \$50

Deductible

+ 1 Year

Coverage

+ COMPREHENSIVE IDENTITY THEFT & HOME TITLE FRAUD PROTECTION



The APHW **GOLD Plan** for Single Family Homes

\$650

The GOLD Plan for Single Family Homes gives you one full year of APHW's warranty coverage with a \$50 deductible and **Comprehensive Identity Theft and Home Title Fraud Protection** up to \$1,000,000 from American Identity Group.

**1 Year Home Warranty + \$50 Deductible
+ COMPREHENSIVE IDENTITY THEFT &
HOME TITLE FRAUD PROTECTION**

Buyer Preferred Upgrade

(Adds the following additional coverages to the Covered Item listed if this package is indicated as included in the Terms & Conditions.)

CENTRAL AIR

Refrigerant recovery, registers and grills, cost for crane to install roof-mounted covered replacement air conditioner unit up to \$200 maximum.

CENTRAL HEAT

Registers, grills and heat lamps.

CODE VIOLATIONS

When the correction of a previously unknown code violation is required to affect a covered repair or replacement of a heating, plumbing or electrical Component Part, We will pay up to \$250 aggregate to correct the code violation(s) over the life of the Service Contract. We will not simply pay to remedy a code violation, whether previously known or not.

KITCHEN APPLIANCES/REFRIGERATORS

Refrigerator control board, refrigerant recovery and recharge, ice maker and ice/beverage dispenser and their respective equipment; built-in dishwasher racks, baskets, rollers; built-in microwave interior lining, glass door, clocks and shelves; oven/range interior lining, clocks, rotisseries, racks, handles, knobs and dials.

SPECIAL ELECTRICAL PACKAGE

Items must be hard wired.

Fire/Burglar alarm, lighting fixtures, doorbell (not doorbell cameras), garage door opener (hinges, springs, keypads and remote transmitters), and ceiling fans located within the main dwelling.

WATER HEATER

Failure due to chemical, mineral deposits, and sediment build-up.

PLUMBING

Toilets replaced with like quality up to \$200 per occurrence.

Note: If the Buyer Preferred Upgrade Package is included and the Covered Home is in a multi-family dwelling with four (4) units or less, the upgrade package must be purchased for each unit in the multi-family dwelling; if it is not purchased for each unit in the multi-family dwelling, any shared systems and/or appliances will not be covered. If the multi-family dwelling has more than four (4) units, shared systems and/or appliances are not covered in any case.

Buyer Optional Coverages

ADDITIONAL REFRIGERATORS

(INCLUDES FREE STANDING FREEZERS AND WINE COOLERS)

Covered: Compressor only.

Not Covered: Cracked or broken thermal shells, any loss or damage of a cosmetic nature such as denting, chipping, the cost of attaining access, keypads/touchpads, interior lining, door glass, latches, shelves, broken interior, loss due to rust-out and food spoilage, refrigerator control board, ice maker/beverage dispenser and their respective equipment, recovery of refrigerant.

GAS FIREPLACE

(PERMANENTLY INSTALLED)

Covered: Gas valve, pilot, thermocouple, blower motor, and wall switch associated with ignition or fan.

Not Covered: Remote systems, decorative logs, mechanical hinges, glass, damper, flue or firebox.

INGROUND POOLS/SPAS

Covered: All components and parts of the heating, pumping, and filtration system. A spa, including an exterior whirlpool and hot tub, is also covered along with a swimming pool if the units utilize common equipment. If they do not, coverage is limited to the option selected for either the spa or the pool. If Premium/Salt Water/Spa is indicated on the Confirmation Page as covered, salt water components and cells are added.

Not Covered: Skimmers, pool sweeps, pool sweep motors, lights, liners, jets, concrete-encased, underground electrical, gas or plumbing lines, cleaning equipment, solar equipment, structural defects, all above ground pools.

SPRINKLER SYSTEM

Covered: Leaks and breaks of PVC lines, timers, bubbler heads, gate valves, solenoids, shut-off valve and other activation controls.

Not Covered: Hydraulic systems; sprinkler heads with Breakdowns caused by abnormal wear and tear such as, but not limited to: Pet damage, lawn mower damage, freezing, vehicular damage, damage by roots or soil, improper installations, and adjustments or cleaning and human damage, sprinkler lines below pavement or decorative structures below hard surface.

TERMITE CONTROL

Covered: Spot treatment for existing subterranean termite infestation located in the interior of the Covered Home or exterior of the main foundation/perimeter of the Covered Home and attached garage.

Not Covered: Decks, fences, and infestation or treatment of any area farther than 24 inches away from the main foundation/perimeter of the Covered Home, preventative treatments; any repairs or damages due to subterranean termites.

WATER SOFTENER

Covered: Domestic water softener, brine tank, and connecting water lines.

Not Covered: Insufficient or excessive water pressure, color or purity of water, filters, resin beds, salt replacement, rust or corrosion, normal maintenance, purification systems, and all rented/leased water softeners.

Start A Claim

24/7/365 Person-to-Person Claims Service



We must receive your contractor's diagnosis of the item failure and provide you with telephone approval before having any work done. Reimbursement for services will not be made without prior approval.



1. Start Your Claim

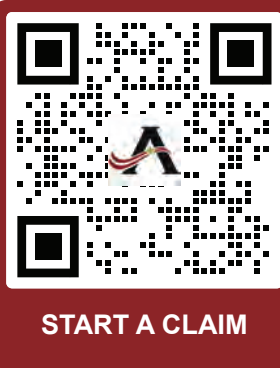
First, make sure the item is covered by your plan.

If the item is listed as covered, you may start your claim with a phone call or online.



Phone:
800.648.5006

An APHW customer service representative will take your information, assign you a claim number, and review instructions to complete your claim.



Online:
APHW.COM

Scan this **Start A Claim** QR code or visit **aphw.com/start-claim**. Then follow the instructions to start your claim online and obtain a claim number.

2. Schedule

Once you receive a claim number, you may then call and schedule a local Licensed Contractor of your choice. Once your contractor arrives, they must first diagnose your problem.

Important: Before the contractor does any work, have the contractor call APHW with the diagnosis.

An APHW customer service representative will speak with you and your contractor to determine the approved dollar amount covered by your warranty. Your contractor may then make the necessary repairs.

3. Payment

Your APHW customer service representative will make sure that arrangements for payments are made. You will be required to pay the contractor a deductible for each trade call, or the actual cost; whichever is less.

An APHW customer service representative will follow up with you after the repairs are made to make sure you are completely satisfied with the work that was done.

Home Entertainment & Technology Plan by Fortegra

Desktop Computers | DVD/Blu-Ray Players | Gaming Systems | Home Theater | Laptop Computers
Peripherals | Wearables | Printers | Routers | Tablets | Television Monitors



Fortegra® is the marketing name for the service contract operations of the subsidiaries of The Fortegra Group, Inc. Products and services are provided by 4Warranty Corporation, The Service Doc, Inc. (in WI), or Lyndon Southern Insurance Company (in OK and FL: Lic. No.: FL-03698), each of which are subsidiaries of The Fortegra Group, Inc. This is a summary of the benefits available. For complete information including details of benefits, coverage, specific exclusions, and limitations please refer to the complete terms and conditions of the service agreement. A service agreement is optional, cancellable and in no way required to obtain credit. A service agreement is not a warranty.

Scan QR Code for more information.

For Home Entertainment &
Technology claims service, call:

877.958.2398

\$199
w/\$75 Deductible (One Year)



7 of 8 - APHWBP499B

Terms & Conditions do apply



TERMS & CONDITIONS

This brochure contains only a summary of the plan benefits. For complete information on coverage, limits, exclusions, and requirements of the Service Contract, please refer to the complete Terms & Conditions available at this QR code or by visiting:

https://www.aphw.com/RE_TC

Call or email us 24/7/365 with questions!



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www.aphw.com

Client Benefits



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Live. Dream. Own.

kw LYNCHBURG
KELLER WILLIAMS REALTY

THE GOLD STANDARD

- ✓ Easy Exit Policy with no retainer fees – ever
- ✓ Complimentary home warranty at closing
- ✓ Full support through weekends and holidays
- ✓ High level and lifetime maximum legal responsibility
- ✓ Record keeping for your protection
- ✓ Regulation compliance checks
- ✓ Financial review with built-in checks and balances
- ✓ Professional, confidential negotiations on your behalf
- ✓ Performance accountability
- ✓ Property records retrieval included when needed
- ✓ Preferred vendor discounts and priority scheduling
- ✓ Post-settlement assistance
- ✓ Haefer Homes *Good to Be Home* magazine
- ✓ Annual home value report

Unique Seller Benefits

PRE-MARKET

- ✓ Negotiable commission options
- ✓ Professional HDR photography
- ✓ Aerial drone photography
- ✓ Vertical marketing reel
- ✓ Detailed dimensional floorplan
- ✓ Circuit court record check (if relevant)
- ✓ VDH records FOIA (if relevant)

ON-MARKET

- ✓ Immediate regional agent-to-agent exposure
- ✓ Network of ~115 local and ~189,258 global agents
- ✓ MLS Search Engine Optimization
- ✓ SEO-driven posts across multiple social media platforms
- ✓ Exposure on 400+ real estate websites
- ✓ E-newsletter feature
- ✓ Premium 18×24 raised sign with Home Warranty rider
- ✓ Goodie box for neighbors
- ✓ Open House events
- ✓ Client choice: autonomous or involved scheduling
- ✓ Weekly performance reports

Unique Buyer Benefits

DURING THE SEARCH

- ✓ Commitment-free Strategy Session
- ✓ On-Market and Off-Market Exclusives
- ✓ Hand-picked listings texted straight to you
- ✓ Weekly listing emails
- ✓ Showing scheduling
- ✓ Research on home and neighborhood history
- ✓ Pre-offer fraud detection
- ✓ Verified internet and cell phone provider list
- ✓ Comparative Market Analysis

DURING PURCHASE

- ✓ Purchase Offer Packet
- ✓ Inspection scheduling, meeting, and filing
- ✓ Title search analysis and recommendation
- ✓ Resale Certificate analysis
- ✓ Appraisal review and appeals experience

Haefer Homes is powered by Keller Williams. Each office is independently owned and operated.

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