



# ESCROW INVOICE

**Attention:** ERIC LUDVIGSEN

**Closing Company:**

CHICAGO TITLE OF NEVADA  
9075 W DIABLO DR # 100  
LAS VEGAS, NV 89148

**Closing Agent:** ASHLEY WICKARD

**Real Estate Company:**

EASY STREET REALTY  
6655 S EASTERN AVE, STE 100  
LAS VEGAS, NV 89119 - 4936

**Agent:** ERIC LUDVIGSEN

**Closing File #:**

**Expected Date of Close:** 11/24/2020

**Buyer Name:** DIANA HAZIM

**Co-Buyer Name:**

**Property Address:**

10154 TURRET PEAK AVE  
LAS VEGAS, NV 89135

**Dwelling Type:**

**Single Family Residence under 5,000 sq.ft.**

**IMPORTANT INFORMATION FOR THE CLOSING COMPANY**

(Please provide a copy of this document to the buyer)

Base Price:	\$600.00
Optional Price:	\$255.00
<b>Total:</b>	<b>\$855.00</b>

For Sales call: 800 735 4663

**Make check payable to:**

American Home Shield  
P.O. Box 2803  
Memphis, TN 38101-2803

**Include this number on check:**123701397

Welcome to the American Home Shield family! We are pleased to offer Home Warranty coverage for one of your most valuable assets, your home.

**Should you need service at any time visit <https://www.ahs.com/request-service> or call 800 776 4663 24 hours a day to request service. Your contract number is: 123701397**

The attached document will provide you with a quick summary of the home warranty coverage on your new home and how to access service should you need it prior to the delivery of your full contract package. Your contract package will be delivered in the next couple of weeks and will contain all the details of your coverage. We look forward to providing you the quality of service our customers have come to expect from us for over 35 years.

800 735 4663

# ESCROW INVOICE

**Attention:** ERIC LUDVIGSEN

**Customer legend for Coverage:** S = Seller Only; B = Buyer Only; S/B = Seller and Buyer

## Selected Plan Coverage:

Description	Customer	Price
- Air Conditioning	B	Incl.
- Built-in Exhaust, Attic, Whole House Fans	B	Incl.
- Built-in Microwaves	B	Incl.
- Ceiling Fans	B	Incl.
- Clothes Dryer	B	Incl.
- Clothes Washer	B	Incl.
- Code Violations (\$250 Per Contract Term)	B	Incl.
- Dishwashers	B	Incl.
- Doorbells	B	Incl.
- Ductwork	B	Incl.
- Electrical	B	Incl.
- Garage Door Openers	B	Incl.
- Garbage Disposals	B	Incl.
- Heating	B	Incl.
- Improper Installations, Repairs, or Modifications	B	Incl.
- Instant Hot/Cold Water Dispensers	B	Incl.
- Insufficiently Maintained Equipment	B	Incl.
- Kitchen Refrigerator with Ice Maker	B	Incl.
- Mismatched Systems	B	Incl.
- Permit Fees (\$250 Per Contract Term)	B	Incl.
- Plumbing	B	Incl.
- Plumbing Stoppages	B	Incl.
- Presence of Rust & Corrosion	B	Incl.
- Ranges, Ovens, Cooktops	B	Incl.
- Re-Key	B	Incl.
- Refrigerant Recapture, Reclaim, and Disposal	B	Incl.
- Removal of Defective Equipment	B	Incl.
- Telephone Wiring	B	Incl.
- Undetectable Pre-Existing Conditions	B	Incl.
- Water Heaters	B	Incl.

**\$600.00**

## Optional Coverage:

Description	Customer	Qty.	Price
SINGLE ITEM OPTIONS:			
- Pool Only	B	1	255.00

**\$255.00**

Base Price:	\$600.00
Optional Price:	\$255.00
<b>Total:</b>	<b>\$855.00</b>

**Selected Plan: ShieldComplete**

**Contract Term: 1 Year**

**Agreement Number: 123701397**

**Property Address:**

10154 TURRET PEAK AVE  
LAS VEGAS, NV 89135

**Dwelling Type:**

Single Family Residence under 5,000 sq.ft.

**Service Fee: \$75.00\***

\*Specific covered items may have a higher service fee.

**It's not too late to change your plan!  
To add coverages or change your plan,  
Please call:**

800 735 4663

**For Service visit or call:**

<https://www.ahs.com/request-service>

800 776 4663

American Home Shield will not reimburse for services performed without its prior approval.

Administered by:



# ESCROW INVOICE

**ATTENTION CLOSING/ESCROW COMPANY**

**This document is regarding Mandatory Arbitration verbiage located within the American Home Shield Agreement.**

**Please include this document within the closing documents to obtain Buyer's consent to Mandatory Arbitration and return with the attached Escrow Invoice and home warranty payment.**

**NOTICE REGARDING YOUR AMERICAN HOME SHIELD AGREEMENT**

Congratulations on your new American Home Shield agreement! We look forward to serving you as a valued customer.

This notice informs you that your agreement with American Home Shield contains a mandatory arbitration provision – requiring both of us to arbitrate instead of go to court or another dispute resolution forum – in the unlikely event of a dispute between you and American Home Shield we cannot resolve.

So we may provide service to you under one agreement in the state of Nevada, please sign below indicating that you have been aware of the mandatory arbitration provision.

Thank you, and welcome aboard!

**American Home Shield**

I hereby acknowledge that I have been informed that my agreement with American Home Shield contains a mandatory arbitration provision.

---

**Customer Signature**

---

**Customer Printed Name**

---

**Date**