



Policy Update: Home Warranty Requirement for All Transactions (2025)

Effective Date: January 10, 2025

Issued By: Weichert Realtors | Cornerstone

Required By: Pearl Insurance (Insurance Broker) and Weichert Realtors | Cornerstone

Overview

In compliance with the requirements set forth by our insurance broker, Pearl Insurance, all real estate transactions managed by Weichert Realtors | Cornerstone must include a signed Home Warranty form. This applies to both buyers and sellers. The Home Warranty form must explicitly indicate whether the client is **accepting** or **denying** coverage.

Agent Responsibilities

1. Mandatory Documentation:

- a. Ensure that the Home Warranty form is completed and signed by all parties involved in the transaction.
- b. Upload the signed Home Warranty form to SkySlope as part of the required transaction documents.

2. Compliance Check:

- a. Review the transaction packet to confirm that the Home Warranty form is included and properly signed before submitting the file for approval.

Penalties for Non-Compliance

Failure to obtain a signed Home Warranty form will result in the following consequences:

- **\$5,000 Deductible Responsibility:**
 - If a claim arises from a transaction without a completed Home Warranty form, the responsible agent will be personally liable for the \$5,000 insurance deductible.



Implementation in SkySlope

To streamline compliance, the Home Warranty form has been added as a required document in SkySlope. Agents will not be able to submit a completed transaction packet without this document.

Training and Support

To help agents understand and implement this policy, the following resources are available:

- **Support Team:**
 - Contact your manager or the support team at support@weichertcr.com for assistance with SkySlope or the Home Warranty form.

By implementing this policy, Weichert Realtors | Cornerstone aims to ensure compliance with insurance requirements while safeguarding the interests of our clients and agents. Thank you for your cooperation.