

Top-Rated Home Warranty Companies for 2021

American Home Shield

<https://www.ahs.com>

First American Home Warranty

<https://homewarranty.firstam.com/>

Select Home Warranty

<https://quote.selecthomewarranty.com/affiliate/2db4d6?subid=svF1l1kHnSXQ>

Frequently Asked Questions About Home Warranties

What is a home warranty?

A home warranty is an annual service contract that protects systems and appliances in the home when they break down or malfunction due to normal wear and tear.

What's the difference between a home warranty and homeowners insurance?

A home warranty is different from homeowners insurance in that it covers damage on systems and appliances only, whereas homeowners insurance covers structural damage on your home due to theft, natural disasters, or fire.

How long do home warranties last?

Home warranties typically last for a year, but some companies allow customers to enroll in three- or five-year plans for a more affordable price.

What does a home warranty cover?

A home warranty typically covers both systems and appliances, however, some companies split their coverage options into systems plans, appliance plans, and combination plans. The most common systems and appliances covered under a home warranty include air conditioning, heating, electrical, plumbing, duct work, refrigerators, water heaters, built-in microwaves, dishwashers, ovens, clothes washers, clothes dryers, and garbage disposals.

How much does a home warranty cost?

A home warranty costs around \$300–\$600 per year and comes with service fee deductibles that range between \$65–\$125.

How does a home warranty work?

When a home system or appliance breaks down due to normal wear and tear, you can call your home

warranty company to file a claim or submit a service request online. Your company will send a trusted technician to your home within 48 hours or allow you to choose an approved contractor of your choice. In your home, the contractor will assess the issue and recommend a repair or replacement. Before they leave, you'll pay the service fee set by your company.

Is a home warranty necessary?

A home warranty isn't mandatory to have, but we recommend getting coverage as an extra layer of protection on your important home systems and appliances. For example, if you have completely new appliances that are all under manufacturer's warranties, you may not need a home warranty. However, when those manufacturer's warranties run out, having home warranty coverage could protect you if one of your systems or appliances breaks down.

How can I cancel my home warranty?

Typically, you can cancel your policy and receive a full refund within the first 30 days of coverage. After the first 30 days, you may still be able to cancel, but you'll likely receive a prorated amount based on how much of your contract you have remaining. Check your policy to figure out what the cancellation process looks like.