

**APPENDIX 7.0 - PROPERTY PRESERVATION ALLOWANCES AND SCHEDULES (APPLIES TO SERVICING ONLY) (01/24/2022)**

**A. MAXIMUM PROPERTY PRESERVATION ALLOWANCES**

<b>CLAIM SUBMISSION AND DOCUMENTATION COSTS</b>	
Maximum Property Preservation Allowance	\$5,000
Photographs	Maximum \$30 per property
Local Requirements (Vacant Property Registration (VPR))	Actual cost to register and comply with all VPR ordinance requirements (provide supporting documentation)
<b>INSPECTIONS</b>	
Initial Occupancy Inspection	\$20/\$15 per each additional unit
Occupancy Follow-Up Inspections	\$20/\$15 per each additional unit
Vacant Inspections (Ongoing) <ul style="list-style-type: none"> <li>• First-Time Vacant Property Inspection (One time)</li> <li>• Follow-Up Vacant Property Inspections</li> </ul>	\$35/\$15 per each additional unit \$20/\$15 per each additional unit
<b>SECURING THE PROPERTY</b>	
<b>Emergency Contact Information Posting</b>	
Emergency Contact Posting including Address Posting	\$10 one time reimbursement
Lockbox, including duplicate HUD coded keys	\$40 one time reimbursement
<b>Locksets</b>	
Lockset replacement – Front or Main Entranceway	\$60 per door/door set
Lockset replacement – other than above	\$20 each
Rekeying	\$10 per keyhole
Padlock/Hasp Installation	\$40 each
<b>Doors</b>	
Replace Exterior Door – Prehung Steel	\$800 each
Replace Overhead Door	\$800 single bay door \$1,000 double bay door
Repair Overhead Door	\$100 maximum per property
<b>Glazing/Windows</b>	
Reglazing	\$1.50 per United Inch (U.I.) (Length (in.) of one side + Width (in.) of one side = Total U.I.)
Window Lock Replacement	\$5 each; maximum \$50 per property
Door slider lock, anti-lift blocks, security bars	\$25 each

<b>Boarding/Securing of doors and windows</b>	
Boarding/Securing Materials	\$.90 per U.I.
<b>Swimming Pools, Spas, and Hot Tubs</b>	
Swimming Pool Securing – In-ground	Maximum \$1,250 for all work, including cover installation
Swimming Pool Securing – Above ground	Maximum \$500 for all work, including cover installation
Spa and Hot Tub Securing	Maximum \$50 for all work, including cover installation
Swimming Pool Draining	Maximum \$300 per property
Above Ground Swimming Pool Removal	Maximum \$500 per property
Swimming Pool Maintenance	Maximum \$100 monthly
<b>Winterization</b>	
Dry Winterization	Maximum \$100 each unit
Wet/Steam Winterization	Maximum \$150
Wet/Steam Winterization – additional unit	Maximum \$90
Radiant Winterization	Maximum \$250
Radiant Winterization – additional unit	Maximum \$125
Reduced Pressure Zone (RPZ) Valves	Maximum \$150, where required by state or local law
Swimming Pools and Spas	Maximum \$200 per property per 12-month period
Re-winterization	\$50 each occurrence
<b>Utilities, Power Supply, Water Supply, Gas Supply</b>	
Electricity, Gas, Oil, Propane, Water and Sewer	Actual cost – one time shut off/transfer fee as assessed by local utility entities
Water well closing and disconnection	\$80 for all work required – one time shut-off per property
Initial water line pressure testing	\$20
Wire Capping	\$1 each; maximum \$25 per property
Water, Sewer, or Gas Capping	\$15 each; maximum \$90 per property
Smoke Detectors – when required by AHJ	\$15 each
CO2 Monitor – when required by AHJ	\$25 each
<b>Roof Assembly Repair</b>	
Temporary Roof Repair/Tarping	Maximum \$600 per property
Permanent Roof Repair/Patching	Maximum \$1,000 per property
Chimney Capping	Maximum \$100 each
<b>Foundation Drainage Systems and Basements</b>	
Basement Water Pumping	Maximum \$500 per property
Gutter Cleaning and Repair	\$1 per linear foot (LF); Maximum \$100 per property
Gutter Replacement (missing sections only)	\$4.70 per LF; Maximum \$400 per property

<b>Molds, Fungus, Discoloration and Related Moisture Damage and Organic Growth</b>	
Dehumidifier Purchase and Installation	Maximum \$250 each
Absorbent Moisture Desiccants	\$20 each; maximum \$100 per 12 month period
Mold Treatment including Medium Removal, mold inhibitor chemicals, mold inhibiting paints	\$300 Maximum per property
<b>Sump Pumps</b>	
Sump Pump Replacement/Installation	Maximum \$300 per property
Sump Pump Repair	Maximum \$50
<b>Debris Removal, Cleaning, and Minor Repair</b>	
Debris Removal, Interior and Exterior	Maximum \$1,250
Debris Removal, Interior and Exterior – additional waste	\$50 per cubic yard (CY)
Broom Swept Cleaning	\$50
Refrigerator and Freezer Cleaning	\$50
Toilet Cleaning	\$50
Clothes Dryer Vent Cover Installation	\$ 20 each
Pest Extermination (professional services with documented need)	Maximum \$300 (provide payment evidence)
Pest Extermination (Over-the-counter products)	\$30 each; maximum \$90 per 12 month period
Dead Animal Removal	\$50 per occurrence
Vehicle/Boat Removal	Maximum \$210 per vehicle
Fencing Repair	\$300 for all work required
Handrails	\$10 per linear foot (LF) Maximum \$200 per property
Carpet Removal including removal of tack strips	\$.20 per square foot (SF) Maximum \$400 per property
Demolition of Dilapidated/Unsafe Outbuildings and Sheds	\$1.00 per square foot; Maximum \$400 per property
Professional reports (Hazardous material identification and testing) - Reimbursement for positive results only	Maximum \$1,100 per property
Police and Fire Reports	\$20 each
<b>Personal Property Storage</b>	
Storage and disposition	Maximum \$300 per property
<b>MAINTENANCE</b>	
<b>Yard Maintenance</b>	
Initial Desert Landscaping Maintenance	Maximum \$300
Recut Desert Landscaping Maintenance	Maximum \$200 per 12 month period
Grass Cuts	Refer Attachment B
<b>Tree Trimming</b>	Maximum \$250 per 12 month period
<b>Shrub Trimming</b>	Maximum \$200 per 12 month period
<b>Snow Removal</b>	
Snow/Ice Removal	Maximum \$75 per occurrence

<b>Utilities</b>	
Utility Costs	Actual costs as invoiced by power and utility entities

**B. WINTERIZATION SCHEDULE**

<b>Required Winterization Period</b>	<b>State or Territory</b>
All Year	Alaska
September 1 through April 30	Colorado; Connecticut; Idaho; Illinois; Indiana Iowa; Maine; Massachusetts; Michigan; Minnesota; Montana; Nebraska; New Hampshire; New Jersey; New York; North Dakota; Ohio; Oregon; Pennsylvania; Rhode Island; South Dakota; Vermont; Washington; Wisconsin; Wyoming
October 1 through March 31	Alabama; Arizona; Arkansas; California; Delaware; Florida; Georgia; Kansas; Kentucky; Louisiana; Maryland; Mississippi; Missouri; Nevada; New Mexico; North Carolina; Oklahoma; South Carolina; Tennessee; Texas; Utah; Virginia; West Virginia; Washington, DC
Winterization not required	Hawaii; Guam; Northern Mariana Islands; American Samoa; Puerto Rico; U.S. Virgin Islands

**C. GRASS CUT SCHEDULE**

<b>State or Territory</b>	<b>Initial Cut (1 - 10,000 sf)</b>	<b>Initial Cut (10,001 sf - 20,000 sf)</b>	<b>Recuts (1 - 10,000 sf)</b>	<b>Recuts (10,001 sf - 20,000 sf)</b>
NOTE: Add \$25 for each additional 10,000 sf for properties greater than 20,000 sf				
<b>ALL YEAR: ONCE PER MONTH</b>				
Arizona	\$75	\$95	\$70	\$90
Nevada	\$90	\$110	\$85	\$105
New Mexico	\$85	\$105	\$80	\$100
<b>ALL YEAR: TWICE PER MONTH</b>				
California	\$100	\$120	\$95	\$115
Florida	\$85	\$105	\$80	\$100
Hawaii	\$110	\$130	\$105	\$125
Guam, MP, AS	\$110	\$130	\$105	\$125
Puerto Rico	\$110	\$130	\$105	\$125
U.S. Virgin Islands	\$85	\$105	\$80	\$100
<b>APRIL 1 TO OCTOBER 31: ONCE PER MONTH</b>				
Colorado	\$85	\$105	\$80	\$100
Utah	\$85	\$105	\$80	\$100
Wyoming	\$85	\$105	\$80	\$100

**Appendix 7.0 - Property Preservation Allowances and Schedules (Applies to Servicing Only) (01/24/2022)**

<b>State or Territory</b>	<b>Initial Cut (1 - 10,000 sf)</b>	<b>Initial Cut (10,001 sf - 20,000 sf)</b>	<b>Recuts (1 - 10,000 sf)</b>	<b>Recuts (10,001 sf - 20,000 sf)</b>
<b>APRIL 1 TO OCTOBER 31: TWICE PER MONTH</b>				
Arkansas	\$70	\$90	\$65	\$85
Connecticut	\$100	\$120	\$95	\$115
Delaware	\$95	\$125	\$90	\$120
Idaho	\$100	\$120	\$95	\$115
Illinois	\$85	\$105	\$80	\$100
Indiana	\$85	\$105	\$80	\$100
Iowa	\$85	\$105	\$80	\$100
Kansas	\$85	\$105	\$80	\$100
Kentucky	\$85	\$105	\$80	\$100
Maine	\$100	\$120	\$95	\$115
Maryland	\$100	\$120	\$95	\$115
Massachusetts	\$100	\$120	\$95	\$115
Michigan	\$85	\$105	\$80	\$100
Minnesota	\$85	\$105	\$80	\$100
Missouri	\$85	\$105	\$80	\$100
Montana	\$85	\$105	\$80	\$100
Nebraska	\$85	\$105	\$80	\$100
New Hampshire	\$100	\$120	\$95	\$115
New Jersey	\$100	\$120	\$95	\$115
New York	\$100	\$120	\$95	\$115
North Carolina	\$85	\$105	\$80	\$100
North Dakota	\$85	\$105	\$80	\$100
Ohio	\$85	\$105	\$80	\$100
Oklahoma	\$85	\$105	\$80	\$100
Oregon	\$100	\$120	\$95	\$115
Pennsylvania	\$95	\$115	\$90	\$110
Rhode Island	\$100	\$120	\$95	\$115
South Dakota	\$85	\$105	\$80	\$100
Tennessee	\$85	\$105	\$80	\$100
Vermont	\$100	\$120	\$95	\$115
Virginia	\$95	\$115	\$90	\$110
Washington	\$100	\$120	\$95	\$115
West Virginia	\$95	\$115	\$90	\$110
Wisconsin	\$85	\$105	\$80	\$100
Washington DC	\$95	\$115	\$90	\$110
<b>MARCH 1 TO NOVEMBER 30: TWICE PER MONTH</b>				
Alabama	\$70	\$90	\$65	\$85
Georgia	\$85	\$105	\$80	\$100
Louisiana	\$85	\$105	\$80	\$100
Mississippi	\$85	\$105	\$80	\$100
South Carolina	\$85	\$105	\$80	\$100

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Texas	\$85	\$105	\$80	\$100
<b>JUNE 1 TO SEPTEMBER 30: TWICE PER MONTH</b>				
Alaska	\$100	\$120	\$95	\$115