MAXIMUM PROPERTY PRESERVATION ALLOWANCES

A. GENERAL, INSPECTIONS, SECURING, & PRESERVATION

CLAIM SUBMISSION AND DOCUMENTATION COSTS	
Maximum Property Preservation Allowance	$5,000
Cash for Keys	Maximum $2,500 can be paid to the borrower in order to avoid eviction and maintain marketability of the property. (Provide signed agreement)
Photographs	Maximum $30 per property
Local Requirements (Vacant Property Registration)	Actual cost to register and comply with all VPR ordinance requirements (provide supporting documentation)
INSPECTIONS	
Initial Inspection	$45/$20 per each additional unit
Occupancy Inspections	$30/$20 per each additional unit
Vacant Inspections (Ongoing) • Initial Vacant Property Inspection (One time) • Ongoing Inspections	 $45/$30 per each additional unit $45/$30 per each additional unit
SECURING THE PROPERTY	
Emergency Contact Information Posting	
Emergency Contact Posting including Address Posting	$10 one-time reimbursement
Lockbox, including duplicate HUD coded keys	$40 one-time reimbursement
Locksets	
Lockset replacement – Front or Main Entranceway	$60 per door/door set
Lockset replacement - other than above	$20 each
Re-keying	$10 per keyhole
Padlock/Hasp Installation	$40 each
Doors	
Replace Exterior Door – Pre-Hung Steel	$800 each
Replace Overhead Door	$800 single bay door $1,000 double bay door
Repair Overhead Door	$100 maximum per property
Glazing/Windows	
Re-Glazing	$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

Boarding/Securing of doors and windows	
Boarding/Securing Materials	$.90 per U.I.
Swimming Pools, Spas, and Hot Tubs	
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
PRESERVING THE PROPERTY	
Roof Assembly Repair	
Temporary Roof Repair/Tarping	Maximum $1,000 per property
Permanent Roof Repair/Patching	Maximum $1,250 per property
Chimney Capping	Maximum $250 each
Foundation Drainage Systems and Basements	
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
Molds, Fungus, Discoloration and Related Moisture Damage and Organic Growth	
Dehumidifier Purchase and Installation	Maximum $250 each
Absorbent Moisture Desiccants (drying agent)	$30 each; maximum $360 per 12-month period
Mold Treatment including Medium Removal, mold inhibitor chemicals, mold inhibiting paints	$400 Maximum per property
Sump Pumps	
Sump Pump Replacement/Installation	Maximum $300 per property
Sump Pump Repair	Maximum $50
Debris Removal, Cleaning, and Minor Repair	
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	$100
Toilet Cleaning	$75
Clothes Dryer Vent Cover Installation	$25 each
Pest Extermination (professional services with documented need)	Maximum $300 (provide payment evidence)
Pest Extermination (Over-the-counter products)	$30 each; maximum $100 per 12-month period
Dead Animal Removal	$75 per occurrence
Vehicle/Boat Removal	Maximum $210 per vehicle

Fencing Repair	$300 for all work required
Handrails	$10 per lineal 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	$50 each
Personal Property Storage	
Storage and disposition	Maximum $300 per property
Utilities, Power Supply, Water Supply, Gas Supply	
Utility Costs	Actual costs as invoiced by power and utility entities
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	$25 each; maximum $90 per property
Smoke Detectors – when required by AHJ	$15 each
CO2 Monitor – when required by AHJ	$25 each

B. WINTERIZATION SCHEDULE

Required Winterization Period	State or Territory
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

WINTERIZATION	
Dry Winterization	Maximum $150 each unit
Wet/Steam Winterization	Maximum $220
Wet/Steam Winterization – additional unit	Maximum $90
Radiant Winterization	Maximum $260
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

C. GRASS CUT SCHEDULE

Required Grass Cut Period	State or Territory
All Year: Once per month	Arizona, Nevada, New Mexico
All Year: Twice per month	California, Florida, Hawaii, Guam, MP, AS, Puerto Rico, U.S. Virgin Islands
April 1 to October 31: Once per month	Colorado, Utah, Wyoming
April 1 to October 31: Twice per month	Arkansas, Connecticut, Delaware, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Missouri, Montana, Nebraska, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Dakota, Tennessee, Vermont, Virginia, Washington, West Virginia, Wisconsin, Washington DC
March 1 to November 30: Twice per month	Alabama, Georgia, Louisiana, Mississippi, South Carolina, Texas
June 1 to September 30: Twice per month	Alaska

PROPERTY MAINTENANCE	
Initial Grass Cut - (Less than 12" height) Less than 10,000 sq ft — $125 each 10,001 — 15,000 sq ft — $175 each 15,001 — 25,000 sq ft — $200 each 25,001 — 35,000 sq ft — $225 each 35,001 — 43,560 sq ft — $250 each	**Grass Re-cut per instance:** Less than 10,000 sq ft — $80 each 10,001 — 15,000 sq ft — $100 each 15,001 — 25,000 sq ft — $125 each 25,001 — 35,000 sq ft — $150 each 35,001 — 43,560 sq ft — $175 each
NOTE: Add $25 for each additional 10,000 sf for properties greater than 43,560 sf.	
Initial Desert Landscaping Maintenance	Maximum $300
Re-Cut Desert Landscaping Maintenance	Maximum $200 per 12-month period
Grass Cuts	Refer to Section C above of this attachment
Tree Trimming	Maximum $500 per 12-month period
Shrub Trimming/Vine removal	Maximum $500 per 12-month period
Snow Removal	
Snow/Ice Removal	Maximum $100 per occurrence