APPENDIX 7.0 - PROPERTY PRESERVATION ALLOWANCES AND SCHEDULES (APPLIES TO SERVICING ONLY) (11/14/2023)

A. MAXIMUM PROPERTY PRESERVATION ALLOWANCES

CLAIM SUBMISSION AND DOCUMENTATION COSTS	
Maximum Property Preservation Allowance	$5,000[1]
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)
INSPECTIONS	
Initial Occupancy Inspection	$30/$20 per each additional unit
Occupancy Follow-Up Inspections	$30/$20 per each additional unit
Vacant Inspections (Ongoing) • First-Time Vacant Property Inspection (One time) • Follow-Up Vacant Property 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
Rekeying	$10 per keyhole
Padlock/Hasp Installation	$40 each
Doors	
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
Glazing/Windows	
Reglazing	$1.50 per United Inch (U.I.)

[1] The $5,000 maximum cost limit does not include the cost of the following expenses: debris removal, grass cutting, boarding, inspections, securing of swimming pools, sump pumps, demolition, vacant property registration fees, and utilities. These expenses do not require an over-allowable request when the cost is equal to or less than Appendix 7.0.

	(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
Winterization	
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
Utilities, Power Supply, Water Supply, Gas Supply	
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
Roof Assembly Repair	
Temporary Roof Repair/Tarping	Maximum $600 per property
Permanent Roof Repair/Patching	Maximum $1,000 per property
Chimney Capping	Maximum $100 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	$20 each; maximum $100 per 12 month period
Mold Treatment including Medium Removal, mold inhibitor chemicals, mold inhibiting paints	$300 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	$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
Personal Property Storage	
Storage and disposition	Maximum $300 per property
MAINTENANCE	
Yard Maintenance	
Initial Desert Landscaping Maintenance	Maximum $300
Recut Desert Landscaping Maintenance	Maximum $200 per 12 month period
Grass Cuts	Refer Attachment B

Tree Trimming	Maximum $250 per 12 month period
Shrub Trimming	Maximum $200 per 12 month period
Snow Removal	
Snow/Ice Removal	Maximum $75 per occurrence
Utilities	
Utility Costs	Actual costs as invoiced by power and utility entities

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

C. GRASS CUT SCHEDULE

State or Territory	Initial Cut (1 - 10,000 sf)	Initial Cut (10,001 sf - 20,000 sf)	Recuts (1 - 10,000 sf)	Recuts (10,001 sf - 20,000 sf)
NOTE: Add $25 for each additional 10,000 sf for properties greater than 20,000 sf				
ALL YEAR: ONCE PER MONTH				
Arizona	$75	$95	$70	$90
Nevada	$90	$110	$85	$105
New Mexico	$85	$105	$80	$100
ALL YEAR: TWICE PER MONTH				
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

State or Territory	Initial Cut (1 - 10,000 sf)	Initial Cut (10,001 sf - 20,000 sf)	Recuts (1 - 10,000 sf)	Recuts (10,001 sf - 20,000 sf)
U.S. Virgin Islands	$85	$105	$80	$100
APRIL 1 TO OCTOBER 31: ONCE PER MONTH				
Colorado	$85	$105	$80	$100
Utah	$85	$105	$80	$100
Wyoming	$85	$105	$80	$100
APRIL 1 TO OCTOBER 31: TWICE PER MONTH				
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
MARCH 1 TO NOVEMBER 30: TWICE PER MONTH				

State or Territory	Initial Cut (1 - 10,000 sf)	Initial Cut (10,001 sf - 20,000 sf)	Recuts (1 - 10,000 sf)	Recuts (10,001 sf - 20,000 sf)
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
Texas	$85	$105	$80	$100
JUNE 1 TO SEPTEMBER 30: TWICE PER MONTH				
Alaska	$100	$120	$95	$115