Defined Expense Reimbursement Limits	
Property Inspections	
Description	Maximum Reimbursement Amount
Interior Property Inspection	$45/inspection
Exterior Property Inspection	$30/inspection
Insured Loss Repair Inspection	$60/inspection
Workout Expenses	
Mortgage Release document preparation cost	up to $650 each, upon completion
Escrow Expenses	
Taxes	Actual amount(s) that the servicer advanced to cover real estate tax payments when the escrow account has insufficient funds to pay the expense in a timely manner (see *Advancing Funds to Cover Expenses* in B-1-01, Administering an Escrow Account and Paying Expenses and *Reimbursement for Escrow Advances* in this topic for further details).
Tax Penalties and Late Charges	• Late charges and penalties are not payable on escrowed mortgage loans. • The first set of late charges and penalties for each tax type, for non-escrowed mortgage loans.
HOA Dues	From the foreclosure sale date up to the REO sale date (disposition). Reimbursement of dues incurred prior to the foreclosure date will be decided per each state's statutes.

Defined Expense Reimbursement Limits	
Property and Flood Insurance	Actual amount(s) that the servicer advanced to cover property and/or flood insurance premiums when the escrow account has insufficient funds to pay the expense in a timely manner, less any applicable unearned premium refund amount the servicer received when a policy is canceled. Fannie Mae will reimburse the servicer for such advances for a period of up to 14 days after • the date of the foreclosure sale or acceptance of an executed Mortgage Release, • the closing date for a short sale, or • for a third-party sale the later of the date the sale is completed (including funds received), or when applicable, the date the court confirms or ratifies the sale. See *Reimbursement for Escrow Advances* in this topic for further information. See also E-4.4-02, Remitting Property Insurance Settlement Proceeds or Unearned Premium Refunds and E-4.4-04, Remitting Flood Insurance Settlement Proceeds or Unearned Premium Refunds
Technology Fees and Electronic Invoicing	
Description	Maximum Reimbursement Amount
Technology Fees	$25/mortgage loan for life of the default
Electronic Invoicing	$10/life of mortgage loan; $5 for submission of electronic invoice relating to a foreclosure and an additional $5 if a bankruptcy is filed on the same mortgage loan
Property Preservation	
Description	Maximum Reimbursement Amount

Defined Expense Reimbursement Limits	
A. Securing	
Knob lock or Knob lock with deadbolt	$60 each
Padlock or Hasp and Padlock	$40 each
Slider lock/Window lock	$25 each
Boarding	$0.90/united inches (UI)
Clearboarding	Small (≤ 72 UI) = $185 Large (> 72 UI) = $285
Repair/Replace Windows	Standard (≤ 36” × 36”) = $150 Large (> 36” × 36”) = $200 Life of loan cap = $600
Security Door	$250/door
Repair/Replace Exterior Door	$500 for the life of the mortgage loan
Repair/Replace Exterior Door Jamb	$300 for the life of the mortgage loan
Cover Exterior Dryer Vent	$25 each — 1 per unit for the life of the mortgage loan
Repair Garage Door	$100/door for the life of the mortgage loan
Pool Covers	$1,200 for the life of the mortgage loan
Repair/Replace Fence	$300 for the life of the mortgage loan
Repair/Replace Gate	$300 for the life of the mortgage loan
Repair/Replace Lanai	$300 for the life of the mortgage loan

Defined Expense Reimbursement Limits	
B. Yard Service	
Initial Grass Cut and Desert Landscaping (Less than 12” height)	For the life of the mortgage loan: 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 and Desert Landscaping	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
Trim Trees/Shrubs/Vines	$500/calendar year
C. Winterization	
Dry Winterization	$150 for the first unit for the life of the mortgage loan
Wet/Steam Winterization	$220 for the first unit for the life of the mortgage loan
Radiant Winterization	$260 for the first unit for the life of the mortgage loan
Additional unit of any type of winterization	$100 each for the life of the mortgage loan
Re-Winterize	$50 each/calendar year
D. Health and Safety	
Cleaning Refrigerator and Stand Alone Freezer	$100 each

Defined Expense Reimbursement Limits	
Moisture Control	$30 per product, $360/calendar year
Address Discoloration	$400 for the life of the mortgage loan
Cleaning Toilet	$75 each, $375 maximum for the life of the loan
Capping Wires	$1 each
Capping Gas/Water/Sewer Lines	$25 each
Extermination	$100/calendar year
Repair/Replace Deck	$300 for the life of the mortgage loan
Install/Repair/Replace Exterior Handrails	$400 for the life of the mortgage loan
Repair/Replace Steps	$150 for the life of the mortgage loan
E. Raw Garbage, Perishable Debris, and Personal Property *Combined maximum of 10 cubic yards for the life of the mortgage loan	
Raw Garbage and Perishable Debris — Interior/Exterior	*$50/cubic yard
Move Personal Property — Interior/Exterior	*$20/cubic yard
Dead Vermin/Animal Removal	$75 for the life of the mortgage loan
Roof Cleaning	$100/calendar year
F. Additional Allowable Items	
Aerial Imagery Report	$75 for the life of the mortgage loan
Address Posting	$50 for the life of the mortgage loan

Defined Expense Reimbursement Limits	
Chimney Cap	$250/cap — 2 per unit for the life of the mortgage loan
Clean/Reattach Gutters	$100/calendar year
Repair/Replace Gutters	$300/calendar year
Snow Removal	$100 each clearing, $1,000/calendar year
Repair/Replace Sump Pump	$300 for the life of the mortgage loan
Utility Transfers and Shut Off	$100 for one time shut off/transfer fee of each
Utility Service	$2,000 per initial utility service, $200 per service per month for the life of the mortgage loan
Police/Fire Report	$50 for the life of the mortgage loan
Emergency Pump Water	$500 for the life of the mortgage loan
Graffiti Removal	$200 for the life of the mortgage loan
Repair/Replace Fascia	$160 for the life of the mortgage loan
Repair/Replace Soffits	$200 for the life of the mortgage loan
Plumbing Services	$150 for the life of the mortgage loan
Vacancy Notice Posting	$50 per unit with $50 for the life of the mortgage loan
G. Damaged Properties	
Patch/Repair Roof	$1,250 for the life of the mortgage loan

Defined Expense Reimbursement Limits	
Tarp Roof	$1,000 for the life of the mortgage loan
H. Code Violations	
Code Violations/Citations	$1,000 per fine/fee/lien$3,000 for the life of mortgage loan
I. Registration	
Property Registration	Actual cost to register per local requirement

Reimbursement for Other Reimbursable Default-Related Legal Expenses

In accordance with E-5-07, Other Reimbursable Default-Related Legal Expenses, Fannie Mae will reimburse the servicer for the following out-of-pocket costs that it pays to third-party vendors or the courts, as long as the costs are actual, reasonable, and necessary (and are included in any applicable FHA, VA, RD, or MI claim that is filed):

- filing costs and other costs required by the courts (including fees paid to a third-party vendor to file electronically except when an option to file or record electronically without vendor charges exists);
- trustee sale guarantees or other title foreclosure litigation reports;
- costs for posting notices of foreclosure sales;
- costs for publication of legal notices (reimbursable for California non-judicial foreclosures only if the notices are placed as specified by Fannie Mae);
- costs for publication placement services for allowable jurisdictions;
- costs of announcing postponements of foreclosure sales;
- costs of servicing summonses and complaints and other legal notices for which the law requires personal service;
- charges for brokers' price opinions (or for appraisals, if Fannie Mae instructed the servicer to obtain them) that are obtained in connection with relief provisions, workout options, or if legally required to determine the amount of the foreclosure bid;
- the cost of recording any legal documents necessary to conduct the foreclosure (such as notices of default, notices of sale, substitutions of trustees, assignments, satisfaction documents, deeds), including fees paid to a third-party vendor to electronically record except when an option to file or record electronically without vendor charges exists; and
- other costs that Fannie Mae approves in advance, such as excess foreclosure title and publication costs, or that are specifically footnoted on the standard fee schedule that appears in Allowable Attorney Foreclosure Fees Exhibit.

> **Note**: Fannie Mae will not reimburse the servicer for any expense incurred in preparing or recording an assignment of the mortgage loan from MERS to either the servicer or Fannie Mae. Reassigning and re-registering the mortgage with MERS is not required by Fannie Mae and any such action will be at

> the discretion or and expense of the servicer.

Fannie Mae will reimburse the servicer for postage costs incurred by law firms for first-class mail and certified or registered mail when required, provided the postage costs are incurred by the law firm retained by the servicer to handle Fannie Mae foreclosure and bankruptcy matters on mailings that are required by

- state statute, or
- court rule or court order.

Fannie Mae will not reimburse the servicer for postage costs incurred in connection with mailings by the servicer or law firm that are associated with servicer functions. Examples of mailings that are associated with servicer functions are

- demand and acceleration letters;
- communications with borrowers or third parties related to general servicing matters that are not required by state statute, court rule or order;
- correspondence addressing allegations of servicing or organization error;
- responses to Qualified Written Requests under RESPA; and
- responses to FDCPA letters.

All postage costs must be actual, reasonable, and necessary. Fannie Mae will not reimburse the servicer for the cost of

- mailing preparation services,
- overnight mail,
- stationery
- envelopes, or
- postal meter rental.

Under the provisions of 12 U.S.C. §1723a (c)(2), Fannie Mae is exempt from the imposition of revenue or documentary stamps (or the like) that are imposed pursuant to state law. Therefore, Fannie Mae will not reimburse the servicer for those items if it pays them.

Recent Related Announcements

The table below provides references to recently issued Announcements that are related to this topic.

Announcements	Issue Date
Announcement SVC-2025-03	June 11, 2025
Announcement SVC-2024-07	December 18, 2024
Announcement SVC-2024-04	July 10, 2024
Announcement SVC-2023-05	October 11, 2023