



## Defined Expense Reimbursement Limits

This procedure contains the amount that Fannie Mae will pay for its share of expenses when specific reimbursement expense limits are defined. Also see the [Allowable Foreclosure Attorney Fees Exhibit](#) and the [Allowable Bankruptcy Attorney Fees Exhibit](#) for additional information regarding fees associated with either of these legal proceedings. In addition, also see the [Property Preservation Matrix and Reference Guide](#) for additional information concerning preservation work.

Defined Expense Reimbursement Limits	
<b>Property Inspections</b>	
Description	Maximum Reimbursement Amount
Interior Property Inspection	\$20/inspection
Exterior Property Inspection	\$15/inspection
<b>Workout Expenses</b>	
Mortgage Release document preparation cost	up to \$400 each, upon completion
<b>Escrow Expenses</b>	
Taxes	Post-origination tax periods covering up to <ul style="list-style-type: none"> <li>• six months prior to the LPI date for an escrowed account, or</li> <li>• one year prior to the LPI date for non-escrowed accounts.</li> </ul>
Tax Penalties and Late Charges	<ul style="list-style-type: none"> <li>• Late charges and penalties are not payable on escrowed mortgage loans.</li> <li>• The first set of late charges and penalties for each tax type, for non-escrowed mortgage loans.</li> </ul>
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.
Property Insurance	Premiums paid for up to 14 days after <ul style="list-style-type: none"> <li>• the date the property appears on the Vacancy Report in HomeTracker as an acquired property,</li> <li>• the closing date for a short sale, or</li> <li>• 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.</li> </ul>
Flood Insurance	Post-origination flood insurance policies beginning within six months prior to the LPI date.
<b>Technology Fees and Electronic Invoicing</b>	



<b>Defined Expense Reimbursement Limits</b>	
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
<b>Property Preservation</b>	
Description	Maximum Reimbursement Amount
<b>A. Securing</b>	
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 ( $\leq 72$ UI) = \$185 Large ( $> 72$ UI) = \$285
Repair/Replace Windows	Standard ( $\leq 36" \times 36"$ ) = \$150 Large ( $> 36" \times 36"$ ) = \$200 Life of loan cap = \$600
Security Door	\$250/door
Repair/Replace Exterior Door	\$350 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/Gate/Lanai	\$400 for the life of the mortgage loan
<b>B. Yard Service</b>	
Initial Grass Cut and Desert Landscaping (Less than 12" height)	For the life of the mortgage loan: Less than 10,000 sq ft — \$100 each 10,001 — 15,000 square ft — \$150 each 15,001 — 25,000 sq ft — \$175 each 25,001 — 35,000 sq ft — \$200 each 35,001 — 43,560 sq ft — \$225 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



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Trim Trees/Shrubs/Vines	\$250/calendar year (\$500/calendar year HI & FL)
<b>C. Winterization</b>	
Dry Winterization	\$100 for the first unit for the life of the mortgage loan
Wet/Steam Winterization	\$150 for the first unit for the life of the mortgage loan
Radiant Winterization	\$250 for the first unit for the life of the mortgage loan
Additional unit of any type of winterization	\$50 each for the life of the mortgage loan
Re-Winterize	\$50 each /calendar year
<b>D. Health and Safety</b>	
Cleaning Refrigerator and Stand Alone Freezer	\$100 each
Moisture Control	\$50 per product install\$300/calendar year
Address Discoloration	\$2/square foot\$300 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
Install/Repair/Replace Exterior Handrails	\$10/linear foot, \$200 for the life of the mortgage loan
Repair/Replace Steps	\$150 for the life of the mortgage loan
<b>E. Raw Garbage, Perishable Debris, and Personal Property</b> *Combined maximum of 10 cubic yards for the life of the mortgage loan	
Raw Garbage and Perishable Debris — Interior/Exterior	*\$40/cubic yard
Move Personal Property — Interior/Exterior	*\$20/cubic yard
Dead Vermin/Animal Removal	\$75 for the life of the mortgage loan
Roof Cleaning	\$50/cubic yard\$100/calendar year
<b>F. Additional Allowable Items</b>	
Address Posting	\$50 for the life of the mortgage loan
Chimney Cap	\$250/cap — 2 per unit for the life of the mortgage loan
Clean Gutters	\$1/linear foot, \$100/calendar year
Repair/Reattach Gutters	\$2/linear foot, \$150/calendar year
Snow Removal	\$75 each clearing, \$375/calendar year
Repair/Replace Sump Pump	\$300 for the life of the mortgage loan
Utility Transfers and Shut Off	\$75 for one time shut off/transfer fee of each



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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	\$8/linear foot\$160 for the life of the mortgage loan
Repair/Replace Soffits	\$10/linear foot\$200 for the life of the mortgage loan
Plumbing Services	\$150 for the life of the mortgage loan
<b>G. Damaged Properties</b>	
Patch/Repair Roof	\$2/sq ft., \$800 for the life of the mortgage loan
<b>H. Code Violations</b>	
Code Violations/Citations	\$1,000 per fine/fee/lien\$3,000 for the life of mortgage loan
<b>I. Registration</b>	
Property Registration	Actual cost to register per local requirement
<b>Foreclosure Expenses</b>	
Publication Placement	\$35 per foreclosure referral
Posting Notice of Foreclosure Sale	<p>\$75 per foreclosure referral for the following counties in the State of California:</p> <ul style="list-style-type: none"> <li>• Los Angeles</li> <li>• Orange</li> <li>• Riverside</li> <li>• San Diego</li> <li>• San Bernadino</li> </ul> <p>\$125 per foreclosure referral for all other counties in the State of California</p>

## Requesting Reimbursement for Other Reimbursable Default-Related Legal Expenses

In accordance with [E-5-07, Other Reimbursable Default-Related Legal Expenses \(06/08/2016\)](#), 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 when the court requires the attorney to use the vendor in order to file electronically);