

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.

<b>Defined Expense Reimbursement Limits</b>	
<b>Property Inspections</b>	
Description	Maximum Reimbursement Amount
Interior Property Inspection	\$20/inspection
Exterior Property Inspection	\$15/inspection
Insured Loss Repair Inspection	\$60/inspection
<b>Workout Expenses</b>	
Mortgage Release document preparation cost	up to \$500 each, upon completion
<b>Escrow Expenses</b>	
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 <i>Advancing Funds to Cover Expenses</i> in <a href="#">B-1-01, Administering an Escrow Account and Paying Expenses</a> and <i>Reimbursement for Escrow Advances</i> in this topic for further details).
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>

<b>Defined Expense Reimbursement Limits</b>	
<b>Property Preservation</b>	
Description	Maximum Reimbursement Amount
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 ( $\leq 72$ 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>Defined Expense Reimbursement Limits</b>	
<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 sq 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
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

<b>Defined Expense Reimbursement Limits</b>	
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

<b>Defined Expense Reimbursement Limits</b>	
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
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
Vacancy Notice Posting	\$10 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>Defined Expense Reimbursement Limits</b>	
I. Registration	
Property Registration	Actual cost to register per local requirement
<b>Foreclosure Expenses</b>	
Publication Placement	\$35 per foreclosure referral
Posting Notice of Foreclosure Sale	\$75 per foreclosure referral for the following counties in the State of California: <ul style="list-style-type: none"> <li>• Los Angeles</li> <li>• Orange</li> <li>• Riverside</li> <li>• San Diego</li> <li>• San Bernardino</li> </ul> \$125 per foreclosure referral for all other counties in the State of California

## 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 when the court requires the attorney to use the vendor in order to file electronically);
- trustee sale guarantees or other title foreclosure litigation reports;
- costs for posting notices of foreclosure sales (see *Defined Expense Reimbursement Limits* within this topic);
- 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 (see *Defined Expense Reimbursement Limits* within this topic);
- 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