



<b>Defined Expense Reimbursement Limits</b>	
Property Insurance	<p>Actual amount(s) that the servicer advanced to cover property 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</p> <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> <p>See <i>Requesting Reimbursement for Escrow Advances</i> in this topic for further information. See also <a href="#">E-4.4-02, Remitting Property Insurance Settlement Proceeds or Unearned Premium Refunds (04/10/2019)</a>.</p>
Flood Insurance	<p>Actual amount(s) that the servicer advanced to cover 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.</p> <p>See <i>Requesting Reimbursement for Escrow Advances</i> in this topic for further information. See also <a href="#">E-4.4-04, Remitting Flood Insurance Settlement Proceeds or Unearned Premium Refunds (06/13/2018)</a>.</p>
<b>Technology Fees and Electronic Invoicing</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
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)



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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 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



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D. Health and Safety	
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
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	*\$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
F. Additional Allowable Items	
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
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



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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>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 Bernardino</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 \(10/11/2017\)](#), 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;