

1.2023: Vendor Allowables to use on Initial Secures when property cap maximum is not reached or exceeded.

| Allowable Work | Policy | FHA Amount | FMNA Amount | FHLMC Amount | VA Amount |
|-------------------------------|--|---|--|---|---|
| Securing | Change lock/s if property is vacant, regardless of no trespass sign present | \$60 per lock \$40 lockbox \$40 per padlock | \$60 per lock \$40 lockbox \$40 per padlock | \$60 per lock \$40 lockbox \$40 per padlock | \$60 per lock \$40 lockbox \$40 per padlock \$230 max for all securing |
| Posting | Post client required emergency contact and/or secure notice | \$10 | \$10 | \$0 | \$0 |
| Reglazing and Boarding | It is never acceptable to leave an opening broken and open to elements and animals | Board: \$0.90/UI Reglaze: \$1.50/UI | Plywood Board: \$0.90/UI Clear board: Small- \$185 Large- \$285 | Board: \$1 per UI/\$900 max Clear Board: \$2.25/UI/\$2000 max Doors: \$150 per door/\$300 max | Windows: \$740 Doors: \$345 Other openings: \$460 |
| Window Locks | Install on 1 st floor windows if locking mechanism is broken or missing | \$5 each window \$50 max | \$5 each window | \$5 each window \$50 max | \$5 each window So long as \$230 securing allowable not exceeded |
| Sliding Glass Door | Install 2 nd lock on slider door if missing or broken | \$25 each | \$25 each | \$25 each \$50 max per property | \$25 each window So long as \$230 securing allowable not exceeded |
| Pressure Test | Must complete with lock change. Must have photos of pressure test running for 15 minutes and at 35 PSI | \$20 | \$0 | \$0 | \$0 |
| Pool Covers | Install mesh pool cover on in ground and above ground pools if missing or damaged | Above ground: \$500 In ground: \$1250 Hot tubs/spas: \$50 | Above ground: \$500 In ground: \$1200 | Above ground: \$2.05/sqft/\$400 max In ground: \$2.05/sqft/\$1600 max Hot tubs & spas: \$50 | Above ground: \$460 In ground: \$1210 Hot tubs/spas: \$60 |

MSI INVESTOR ALLOWABLE JOB AID AND POLICY

| Allowable Work | Policy | FHA Amount | FMNA Amount | FHLMC Amount | VA Amount |
|-------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Pool Maintenance | In ground pool: clean/service pool filter and add chemical shock to water | \$100 | \$0 | \$0 | \$115 |
| Cap Water Lines | Install cap on exposed and open water lines | \$15 each \$90 max | \$25 each | \$50 each \$150 max | \$0 |
| Cap Gas Lines | Install cap on exposed and open gas line | \$15 | \$25 each | \$25 each \$150 max | \$0 |
| Cap Wires | Install wire caps on exposed wires regardless of electric on/off | \$1 each \$25 max | \$1 each | \$1 each \$50 max | \$0 |
| Cap Dryer vent | Install cap on broken or missing exterior dryer vent | \$20 each | \$20 each | \$20 max | \$0 |
| Chimney | Replace broken or missing chimney cap | \$100 | \$150 | \$150 | \$0 |
| Snow Removal | Plow/remove snow if over 3 inches in accumulation | \$75 | \$75 | \$75 | \$70 |
| Grass Cut | Cut grass in grass cut season | See MSI Pricing Matrix for seasonal | See MSI Pricing Matrix for seasonal | See MSI Pricing Matrix for seasonal | See MSI Pricing Matrix for seasonal |
| Roof | Patching is required before tarping. Tarping is only permitted if unable to patch and visible hole/s allowing light to penetrate | Patching: \$1000 Tarping: \$600 | \$0 | Patch: \$2/sqft up to \$1000 max | \$460 |
| Gutters | Inspect and remove debris from gutters | \$1 per LF \$100 max | \$1 per LF \$100 max | \$1 per LF \$700 max | \$0 |

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|----------------------------|---|--|---|---|---------------------------------|
| Moisture Desiccants | Moisture desiccants must be left in each room where visible mold is present | \$20 each \$100 max | \$20 each \$300 max | \$0 | \$0 |
| Discoloration/Mold | Apply antimicrobial agent or mold inhibitor and wash surfaces containing visible mold | \$2 per sq ft \$300 max | \$2 per sq ft \$300 max | \$0.75 per sq ft \$400 max | \$0 |
| Toilets | Clean if required to complete the winterization | \$50 each | \$50 each \$375 max | \$50 each \$225 max | \$0 |
| Pest Extermination | Leave traps and bait with photo evidence of infestation | \$30 each \$90 max | \$100 max | \$30 each \$90 max | \$0 |
| Dead Animal | Remove dead animal/s | \$50 per animal | \$75 max | \$75 max | \$0 |
| Shrubs & Trees | Trim trees and shrubs if limbs are within 12 inches or closer to touching the property, or impeding walkways and/or doors | Trees: \$250 max Shrubs: \$10 per LF \$200 max | Shrubs: \$10 per LF Trees & Shrubs combined: \$250 max | Trees: \$1000 max Shrubs: \$10 per LF \$800 max | Shrubs: \$10 per LF \$50 max |

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|-----------------------|---|---|---|---|---|
| Sump Pump | Replace broken or missing sump pumps. | \$300 | \$300 | \$300 | \$300 |
| Pump Water | Pump/remove all standing water from basement and/or crawlspace | \$500 | \$500 | \$500 | \$500 |
| Dehumidifier | Install if sump pump is present and mold is visible | \$250 | \$0 | \$250 | \$0 |
| Winterize | Winterize plumbing within season | Dry \$100 Wet/Steam \$150 Radiant \$250 | Dry \$100 Wet/Steam \$150 Radiant \$250 | Dry \$120 Wet/Steam \$175 Radiant \$250 | Dry \$120 Wet/Steam \$175 Radiant \$250 |
| Debris | Specific instructions included on work order and vary by client | Follow work order instructions | Follow work order instructions | Follow work order instructions | Follow work order instructions |