

# 1- 4 Unit Property Approved Expense Amounts

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## Property Preservation and Maintenance Expense Limits

The following table outlines Freddie Mac's approved limits for property preservation and maintenance expenses. You must request our approval for fees and costs that exceed our property preservation and maintenance expense limits. If you fail to obtain our prior written approval for expenses that exceed our limits, we may adjust your expense reimbursement amount.

Item	Code	Maximum Allowable Expense
Securing/Re-keying (One door only) Contact us at <a href="mailto:overallowables@FreddieMac.com">overallowables@FreddieMac.com</a> if the property has more than one unit.	090001	\$60
Boarding Where needed as required by local ordinances. All missing windows and doors should be boarded, not repaired.	090002	\$600
Initial Property Cleaning Cleaning of interior to include kitchen and bathroom	091001	\$300
Police/Fire Report	090008	\$150
Trash Removal/Dumping Fee Interior/exterior debris removal. Do not remove personal property.	091002	\$500
Initial Yard Maintenance Full yard and/or perimeter cut and trimming per summer season*	093000	\$300
Yard Maintenance Bi-weekly grass cutting during the summer season*	094000	\$80
Winterization One time charge during the winter season**	095001	\$250

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Item	Code	Maximum Allowable Expense
Pool and Spa Securing One time charge	090009	\$400
Utilities: Electric Gas Oil Water Other Utilities	100000 101000 102000 103000 105000	Actual paid amount, excluding interest and penalties. Prior approval is not required for the reimbursement of necessary utility expenses incurred from the due date of the last paid installment (DDLPI) to the date you receive the Property Condition Certificate (PCC) as outlined in Sections 66.36 and 67.28 of the <i>Single-Family Seller/Service Guide</i> .  Utilities will only be reimbursed in the case of abandoned properties when it is necessary to incur the cost of utilities to protect the property from waste, damage, and vandalism.
Snow Removal As needed during winter season**	191003	\$75
Roof Repair/Replacement One time charge to tarp or repair roof	200000	\$400

Preservation and maintenance of properties must be performed in accordance with the requirements set forth in Chapter 70 of the *Single-Family Seller/Service Guide*. Prior approval from Freddie Mac is required before incurring any expense in excess of the above amounts. As outlined in Section B65.50 of the *Single-Family Seller/Service Guide*, you must not incur property preservation expenses on low balance mortgages without Freddie Mac's prior approval. To request approval, send an e-mail to [Overallowables@FreddieMac.com](mailto:Overallowables@FreddieMac.com).

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\*Summer season dates are April 1 through September 30.

\*\*Winter season dates are October 1 through March 31.

Grass cutting is permitted year-round in the following states:

- Alabama
- Arizona
- Arkansas
- California
- Florida
- Georgia
- Guam
- Hawaii
- Kansas
- Louisiana
- Mississippi
- New Mexico
- Nevada
- Oklahoma
- Puerto Rico
- South Carolina
- Texas
- Virgin Islands

Winterization is permitted year-round in the following states regardless of the month during which the property is secured:

- Alaska
- Connecticut
- Iowa
- Illinois
- Indiana
- Maine
- Massachusetts
- Michigan
- Minnesota
- Montana
- North Dakota
- Nebraska
- New Hampshire
- New York
- Ohio
- Pennsylvania
- Rhode Island
- South Dakota
- Vermont
- Wisconsin

### Miscellaneous Expense Limits

The following table outlines Freddie Mac's approved limits for miscellaneous expenses. You must request our prior written approval for fees and costs that exceed the following expense limits. If you fail to obtain our prior written approval, we may adjust your expense reimbursement amount.

Item	Maximum Allowable Expense	Code
Foreclosure Advertising Fees – Posting California only.	\$60	020000
Foreclosure Advertising Fees – Publication California only.	\$210	021000
Sump Pump/HVAC Repair/Replacement Servicing and restart.	\$50	203000
Property Inspection Maximum aggregate amount per property for all inspections provided by an outside service. For loans with MI, document and submit property inspection fees not covered under code 404005 under code 404006.	\$16	404005