

P&P Vendor Task and Pricing

8/27/2026

**The Tasks and Pricing below is NOT approval to complete work. Work orders, Task Pricing, and Allowable Limits must be reviewed.*

**Vendor discount applies to all Pricing unless outlined below or prior authorization has been provided in the work order instructions.*

**Read and follow the Comments for all Tasks and Pricing marked with an Asterisk (*) for additional detail and requirements.*

Task	FHA	CV	Fannie Mae (FNM)	Freddie Mac (FMC)	VA
Lock Changes					
Knob Lock	\$20 Each	\$20 Each	\$20 Each	\$20 Each	\$20 Each
Knob Lock (HPOA)	NA	\$50 Each - MUST be Defiant, Schlage, Kwikset knob lock and required keys	NA	NA	NA
Deadbolt	\$20 Each	\$20 Each	\$20 Each	\$20 Each	\$20 Each
Lock Rekey	\$10 Each	\$10 Each	N/A	N/A	N/A
Lockbox	\$25 Each	\$25 Each	\$25 Each	\$25 Each	\$25 Each
Padlock and Hasp (Standard or "Puck" Style)	\$35 Each	\$35 Each	\$35 Each	\$35 Each	\$35 Each
Sliding Glass Door Hand Lock	\$20 Each	\$20 Each	N/A	N/A	N/A
Slide Bolt/Slider Lock	\$15 Each	\$15 Each	\$15 each	N/A	N/A
Window Lock/Window Latch	\$5 Each	\$5 Each	\$5 Each	\$5 Each	\$5 Each
*Additional Door Lockset (FHA Only)	\$20 each	N/A	N/A	N/A	N/A
*Initial Secure Assessment (One-time FHA Task)	\$35 Each	N/A	N/A	N/A	N/A
Boarding and Securing					
Reglaze	\$1.50 UI	\$1.50 UI	\$1.50 UI	\$1.50 UI	\$1.50 UI
Plywood Boarding: 1/2 inch Standard	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate
Plywood Boarding: 5/8 inch (Fast Track Rules)	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate
Plywood Boarding: 3/4 inch (Arizona Rules)	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate
Plywood Security Door	\$0.90 UI Or Cost Estimate	See Work Order for Approval/Pricing	\$0.90 UI Or Cost Estimate	*\$1.25 UI Or Cost Estimate	*\$1.25 UI Or Cost Estimate
Plywood Boarding: Single Garage Door	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate
Plywood Boarding: Double Garage Door	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate	\$0.90 UI Or Cost Estimate
Paint Plywood Boarded Garage Door	N/A	\$80 per Boarded Door Or Cost Estimate	\$80 per Boarded Door Or Cost Estimate	N/A	N/A
Deboarding	N/A	\$10 per Board Removed	\$10 per Board Removed	N/A	N/A
Clearboarding	\$2.00 UI / \$2.50 UI (Puerto Rico Only)	\$2.00 UI / \$2.50 UI (Puerto Rico Only)	\$2.00 UI / \$2.50 UI (Puerto Rico Only)	\$2.00 UI / \$2.50 UI (Puerto Rico Only)	\$2.00 UI / \$2.50 UI (Puerto Rico Only)
Exterior Door Replacement	\$500 Door Only (Bid per CE for VI) \$300 Jamb Only (Bid per CE for VI) \$800 Door and Jamb (Bid per CE for VI)	\$350 Door Only (Bid per CE for VI) \$150 Jamb Only (Bid per CE for VI)	\$350 Door Only (Bid per CE for VI) \$300 Jamb Only (Bid per CE for VI)	N/A	N/A
Door Armor (Mini and Max Units)	N/A	\$100 Each	\$150 Each	N/A	N/A
Garage Door Repair	*\$35 per Hour	*\$35 per Hour	*\$35 per Hour	*\$35 per Hour	*\$35 per Hour
Garage Door Replace - Single Bay Door	Cost Estimate Required	Cost Estimate Required	N/A	N/A	N/A
Garage Door Replace - Double Bay Door	Cost Estimate Required	Cost Estimate Required	N/A	N/A	N/A
SecureView Door Package	*\$700 per Door	*\$700 per Door	*\$700 per Door	*\$700 per Door	*\$700 per Door
Steel Mesh Security Door and Frame	\$400 per Door and Jamb	\$400 per Door and Jamb	\$400 per Door and Jamb	\$400 per Door and Jamb	\$400 per Door and Jamb
Winterizations/Dewinterizations					
Winterization/Dewinterization - Dry	\$100 Each	\$100 Each	\$100 Each	\$100 Each	\$100 Each
Additional Unit	\$100 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Winterization/Dewinterization - Radiant	\$250 Each	\$250 Each	\$250 Each	\$250 Each	\$250 Each
Additional Unit	\$125 Each	\$125 Each	\$125 Each	\$125 Each	\$125 Each
Winterization/Dewinterization - Steam	\$150 Each	\$150 Each	\$150 Each	\$150 Each	\$150 Each
Additional Unit	\$90 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Check Winterization	\$25 Each	\$25 Each	\$25 Each	\$25 Each	\$25 Each
Reduced Pressure Zone Valve (RPZ)	\$150 Each	\$150 Each	N/A	N/A	N/A
Thawing (Only when Approved)	See Thaw Calculator Tab	See Thaw Calculator Tab	See Thaw Calculator Tab	See Thaw Calculator Tab	See Thaw Calculator Tab

P&P Vendor Task and Pricing

8/27/2026

**The Tasks and Pricing below is NOT approval to complete work. Work orders, Task Pricing, and Allowable Limits must be reviewed.*

**Vendor discount applies to all Pricing unless outlined below or prior authorization has been provided in the work order instructions.*

**Read and follow the Comments for all Tasks and Pricing marked with an Asterisk (*) for additional detail and requirements.*

Task	FHA	CV	Fannie Mae (FNM)	Freddie Mac (FMC)	VA
Pool/Spa/Hot Tub Wint. and Dewint.	\$200 for All Features	\$200 for All Features	\$200 for All Features	\$200 for All Features	\$200 for All Features
Grass Cut and Yard Maintenance					
Initial Grass Cut Up to 1 Acre	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Initial Grass Cut Desert	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Reoccurring Grass Cut (Maintenance Vendor)	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Blackberry Bush	Bid with supporting Cost Estimate	Bid with supporting Cost Estimate	Bid with supporting Cost Estimate	Bid with supporting Cost Estimate	Bid with supporting Cost Estimate
Leaf Removal	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab
Overgrowth Removal	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab
Shrub Trimming	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab
Tree Trimming	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab
Tree Removal - Fallen	N/A	\$35 per CYD	\$35 per CYD	N/A	N/A
Vine Removal	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab	See Grass & Landscape Tab
Snow Removal	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
*Tree Trimming: Special Conditions	Bid Trim Pricing and Rental Equipment	Bid Trim Pricing and Rental Equipment	Bid Trim Pricing and Rental Equipment	Bid Trim Pricing and Rental Equipment	Bid Trim Pricing and Rental Equipment
Yard Holes - 5 gallons or more of dirt	NA	NA	FNMA Pre-Sale ONLY Up to \$500	NA	NA
Debris Removal					
Debris Removal - Interior and Exterior	\$50 CYD	\$35 CYD	\$50 CYD	\$40 CYD	\$60 CYD
Debris - Safety Hazards	\$50 CYD	\$35 CYD	\$50 CYD	\$40 CYD	\$60 CYD
Debris - Infestation Risks	\$50 CYD	\$35 CYD	\$50 CYD	\$40 CYD	\$60 CYD
Debris - Yard Waste	\$15 CYD	\$15 CYD	\$15 CYD	\$15 CYD	\$15 CYD
Debris - Consolidate	\$20 CYD	\$20 CYD	\$20 CYD	\$20 CYD	N/A
Carpet Removal	\$0.20 SF	\$0.20 SF	Included in General CYD Removal	Included in General CYD Removal	Included in General CYD Removal
Auto Removal	\$210 per Vehicle	\$120 per Vehicle	\$120 per Vehicle	\$120 per Vehicle	\$120 per Vehicle
Debris - Consolidation, Box, Itemization	\$25 CYD	\$25 CYD	\$25 CYD	\$25 CYD	\$25 CYD
Gutter, Roof, and Tarp Maintenance					
Chimney Cap - Replace	\$100 Each	See Work Order for Approval/Pricing	\$250 Each	\$250 Each	\$250 Each
Gutter Cleaning	\$1 LF	\$1 LF	\$1 LF	\$1 LF	\$1 LF
Gutter Repair	\$1 LF	\$1 LF	\$1 LF	\$1 LF	\$1 LF
Gutter Replacement	\$4.70 LF	See Work Order for Approval/Pricing	\$8 LF	\$8 LF	\$8 LF
Boot Install	Cost Estimate Required	See Work Order for Approval/Pricing	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Fascia Install	Cost Estimate Required	See Work Order for Approval/Pricing	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Flashing Install	Cost Estimate Required	See Work Order for Approval/Pricing	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Soffit Install	Cost Estimate Required	See Work Order for Approval/Pricing	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Shingle Install	Cost Estimate Required	See Work Order for Approval/Pricing	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Roof Square Install (Decking, Felt, Shingles)	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Roof Square Install (Felt and Shingles Only)	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Roof Patch - Caulk/Tar	\$0.50 LF	\$0.50 LF	\$0.50 LF	\$0.50 LF	\$0.50 LF
Roof - Tarp	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Roof and Gutter Cleaning Package	N/A	N/A	\$175 per Property	N/A	N/A
General Roof Work and Patching	\$2 SF	\$2 SF	\$2 SF	\$2 SF	\$2 SF
Fence and Handrail Maintenance					

P&P Vendor Task and Pricing

8/27/2026

**The Tasks and Pricing below is NOT approval to complete work. Work orders, Task Pricing, and Allowable Limits must be reviewed.*

**Vendor discount applies to all Pricing unless outlined below or prior authorization has been provided in the work order instructions.*

**Read and follow the Comments for all Tasks and Pricing marked with an Asterisk (*) for additional detail and requirements.*

Task	FHA	CV	Fannie Mae (FNM)	Freddie Mac (FMC)	VA
Fence Repair - Chain Link	\$7 LF	\$7 LF	\$7 LF	\$7 LF	\$7 LF
Fence Repair - Iron	\$7 LF	\$7 LF	\$7 LF	\$7 LF	\$7 LF
Fence Repair - Vinyl/Plastic	\$7 LF	\$7 LF	\$7 LF	\$7 LF	\$7 LF
Fence Repair - Wood	\$5 LF	\$5 LF	\$5 LF	\$5 LF	\$5 LF
Fence Replace - Chain Link (Up to 6 ft. Tall)	\$10 LF or Cost Estimate	\$10 LF or Cost Estimate	\$10 LF or Cost Estimate	\$10 LF or Cost Estimate	\$10 LF or Cost Estimate
Fence Replace - Iron (Up to 6 ft. Tall)	\$30 LF or Cost Estimate	\$30 LF or Cost Estimate	\$30 LF or Cost Estimate	\$30 LF or Cost Estimate	\$30 LF or Cost Estimate
Fence Replace - Vinyl/Plastic (Up to 4 ft. Tall)	\$25 LF or Cost Estimate	\$25 LF or Cost Estimate	\$25 LF or Cost Estimate	\$25 LF or Cost Estimate	\$25 LF or Cost Estimate
Fence Replace - Wood (Up to 6 ft. Tall)	\$15 LF or Cost Estimate	\$15 LF or Cost Estimate	\$15 LF or Cost Estimate	\$15 LF or Cost Estimate	\$15 LF or Cost Estimate
Fence Post - Remove	\$50 per Post or Cost Estimate	\$50 per Post or Cost Estimate	\$50 per Post or Cost Estimate	\$50 per Post or Cost Estimate	\$50 per Post or Cost Estimate
Fence Post - Install with Concrete	\$85 per Post or Cost Estimate	\$85 per Post or Cost Estimate	\$85 per Post or Cost Estimate	\$85 per Post or Cost Estimate	\$85 per Post or Cost Estimate
Fence Gate Repair - Wood/Chain Link	\$75 Each or Cost Estimate	\$75 Each or Cost Estimate	\$75 Each or Cost Estimate	\$75 Each or Cost Estimate	\$75 Each or Cost Estimate
Fence Gate Replace - Wood/Chain Link	\$225 Each or Cost Estimate	\$225 Each or Cost Estimate	\$225 Each or Cost Estimate	\$225 Each or Cost Estimate	\$225 Each or Cost Estimate
Handrail Replace	\$10 LF, 2X4's are expectation	Bid Per Cost Estimate	Bid Per Cost Estimate	Bid Per Cost Estimate	Bid Per Cost Estimate
General Hazard and Safety Maintenance					
Address Posting Replace	\$10 per Property	\$10 per Property	\$10 per Property	\$10 per Property	\$10 per Property
Appliance Replace - Dishwasher	\$575 Each	\$575 Each	\$575 Each	\$575 Each	\$575 Each
Appliance Replace - Microwave (Built-in)	\$390 Each	\$390 Each	\$390 Each	\$390 Each	\$390 Each
Appliance Replace - Refrigerator	\$1,200 Each	\$1,200 Each	\$1,200 Each	\$1,200 Each	\$1,200 Each
Appliance Replace - Stove (Gas or Electric)	\$800 Each	\$800 Each	\$800 Each	\$800 Each	\$800 Each
Broom Swept Cleaning	\$50 Each	N/A	N/A	N/A	N/A
Wire Set - Cap	\$1 per Set	\$1 per Set	\$1 each wire	\$1 per Set	\$1 per Set
Gas Line - Cap	\$10 Each	\$10 Each	\$10 Each	\$10 Each	\$10 Each
Sewer Line - Cap	\$10 Each	\$10 Each	\$10 Each	\$10 Each	\$10 Each
Water Line - Cap	\$10 Each	\$10 Each	\$10 Each	\$10 Each	\$10 Each
Refrigerator/Freezer - Clean	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Toilet - Clean	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
COVID Sanitization Cleaning	\$200 per Property	\$200 per Property	\$200 per Property	\$200 per Property	\$200 per Property
Demolition of Dilapidated Building	\$1 SF	N/A	N/A	N/A	N/A
Dryer Vent Cover	\$20 Each	\$20 Each	\$20 Each	\$20 Each	\$20 Each
Dead Animal Removal	\$50 for All Animals	\$50 for All Animals	\$50 for All Animals	\$50 for All Animals	\$50 for All Animals
Deck Repair/Replace - Exterior	\$10 SF	\$10 SF	\$10 SF	\$10 SF	\$10 SF
Dehumidifier	\$250 Each	\$250 Each	\$250 Each	\$250 Each	\$250 Each
Desiccant Install (DampRid - 4 Lb. Bucket)	\$20 Each	N/A	\$20 Each	N/A	N/A
Dry Out	\$50 per Hour	\$50 per Hour	\$50 per Hour	\$50 per Hour	\$50 per Hour
Drywall - Remove and Replace	\$5 SF	\$5 SF	\$5 SF	\$5 SF	\$5 SF
Drywall - Replace Only	\$3 SF	\$3 SF	\$3 SF	\$3 SF	\$3 SF
Paint - Exterior	N/A	N/A	\$2.25 SF	N/A	N/A
Eviction Hourly	\$35 per Hour	\$35 per Hour	\$35 per Hour	\$35 per Hour	\$35 per Hour
Exterior Wooden Steps Riser Repair/Replace	\$15 Each	\$15 Each	\$15 Each	\$15 Each	\$15 Each
Exterior Wooden Steps Tread Repair/Replace	\$15 Each	\$15 Each	\$15 Each	\$15 Each	\$15 Each
Extermination - Licensed 3rd Party	Follow Work Order/Receipt Required	Follow Work Order/Receipt Required	Follow Work Order/Receipt Required	Follow Work Order/Receipt Required	Follow Work Order/Receipt Required
Extermination - Over the Counter	\$30 per Occurrence	\$30 per Occurrence	\$30 per Occurrence	\$30 per Occurrence	\$30 per Occurrence
Ferry Fees/Gate Passes	Flat per Receipt	Flat per Receipt	Flat per Receipt	Flat per Receipt	Flat per Receipt
Graffiti Remediation	\$1 SF	\$1 SF	\$1 SF	\$1 SF	\$1 SF

P&P Vendor Task and Pricing

8/27/2026

**The Tasks and Pricing below is NOT approval to complete work. Work orders, Task Pricing, and Allowable Limits must be reviewed.*

**Vendor discount applies to all Pricing unless outlined below or prior authorization has been provided in the work order instructions.*

**Read and follow the Comments for all Tasks and Pricing marked with an Asterisk (*) for additional detail and requirements.*

Task	FHA	CV	Fannie Mae (FNM)	Freddie Mac (FMC)	VA
Epoxy Application	\$75 Base + \$1 per LF	\$75 Base + \$1 per LF	\$75 Base + \$1 per LF	\$75 Base + \$1 per LF	\$75 Base + \$1 per LF
Hydraulic Cement Application	\$75 Base + \$3 per LF	\$75 Base + \$3 per LF	\$75 Base + \$3 per LF	\$75 Base + \$3 per LF	\$75 Base + \$3 per LF
Masonry Waterproofer Application	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Mold - Treat/ Clean (Bleach or Borax + Water)	\$1 SF	Bid at \$1 SF	\$1 SF	\$0.75 SF	Bid at \$1 SF
Mold - Stain Blocker Application	\$1 SF	\$1 SF	\$2 SF	\$0.75 SF	\$1 SF
Police/Fire Reports	\$20 Each	\$20 Each	\$20 Each	\$20 Each	\$20 Each
Pressure Washing	N/A	N/A	\$75 per Surface	N/A	N/A
Pump Standing Water	Up to 1 FT: \$200 1 to 5 FT: \$350 Over 5 FT: \$500	Up to 1 FT: \$200 1 to 5 FT: \$350 Over 5 FT: \$500	Up to 1 FT: \$200 1 to 5 FT: \$350 Over 5 FT: \$500	Up to 1 FT: \$200 1 to 5 FT: \$350 Over 5 FT: \$500	Up to 1 FT: \$200 1 to 5 FT: \$350 Over 5 FT: \$500
Smoke Detector - Hard Wired Install	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Smoke Detector - Battery Install	\$15 Each	\$15 Each	\$15 Each	\$15 Each	\$15 Each
Smoke Detector - 10 Year Sealed Install	\$40 Each	\$40 Each	\$40 Each	\$40 Each	\$40 Each
CO Detector Install	\$25 Each	\$25 Each	\$25 Each	\$25 Each	\$25 Each
Systems Check	N/A	N/A	\$300 per Property	N/A	N/A
Siding Installation	\$10 SF	\$10 SF	\$10 SF	\$10 SF	\$10 SF
Sump Pump - Repair	\$50 per Occurrence	\$50 per Occurrence	\$50 per Occurrence	\$50 per Occurrence	\$50 per Occurrence
Sump Pump - Replace	\$275 Each	\$275 Each	\$275 Each	\$275 Each	\$275 Each
Utility Transfer	\$75	\$75	\$75	\$75	\$75
Water Well Closing and Disconnect	\$80 for all work	N/A	N/A	N/A	N/A
Pool and Water Feature Maintenance					
Above Ground Pool - Safety Cover Install	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
Above Ground Pool - Drain/Dismantle/Remove	\$300 Each	\$300 Each	\$300 Each	\$300 Each	\$300 Each
Above Ground Pool - Drain to Under Skimmer	\$200 Each	\$200 Each	\$200 Each	\$200 Each	\$200 Each
In Ground Pool - Safety Cover Install	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required	Cost Estimate Required
In Ground Pool - Boarding (Wire, 2x6, Visqueen)	\$2.25 SF	\$2.25 SF	\$2.25 SF	\$2.25 SF	\$2.25 SF
In Ground Pool - Drain Fully	\$350 Each	\$350 Each	\$350 Each	\$350 Each	\$350 Each
In-Ground Pool - Drain to 3-4 Ft	\$200 Each	\$200 Each	\$200 Each	\$200 Each	\$200 Each
In Ground Pool - Clean	N/A	N/A	\$150 Each (Upon approval only)	N/A	N/A
Yard - Fill Dirt	\$75 CYD	\$75 CYD	\$75 CYD	\$75 CYD	\$75 CYD
Hot Tub/Spa - Secure	\$50 Each	\$50 Each	\$50 Each	\$50 Each	\$50 Each
Pool Maintenance	\$100 per Month	N/A	N/A	N/A	N/A
Mosquito Dunk	\$25 per Occurrence	\$25 per Occurrence	\$25 per Occurrence	\$25 per Occurrence	\$25 per Occurrence
*QUICKN: Boarding + Permeable Mesh Cover	See Work Order Instructions	See Work Order Instructions	See Work Order Instructions	See Work Order Instructions	See Work Order Instructions
*Wells Fargo Only Tasks and Pricing					
Tarp and Stake Exterior Consolidated Items	\$1 SF	\$1 SF	\$1 SF	\$1 SF	\$1 SF
Water/Yard Waste Removal - Pool Covers	\$75 per Occurrence	\$75 per Occurrence	\$75 per Occurrence	\$75 per Occurrence	\$75 per Occurrence
OH Residential Property Disclosure Form	\$75 Each	\$75 Each	\$75 Each	\$75 Each	\$75 Each