

REO Vendor Task and Pricing Guide

Effective 8/12/2026

***The list of Tasks and Pricing below is NOT authorization to complete work. Work orders, Task Pricing, and Allowable Limits must be followed for approval**
***Vendor discount applies to all Task Pricing unless either outlined below or prior authorization has been provided in the work order instructions**
***Read and follow the Comments for all Tasks and Pricing marked for additional detail and requirements**

Task	REO	Comments
Lock Changes		
Deadbolt	\$20 Each	Standard deadbolt and required keys
Knob Lock	\$20 Each	Standard knob lock and required keys
Lockbox	\$25 Each	Standard 4 digit combination lockbox
Knob Lock (HPOA)	\$50 Each	MUST be Defiant, Schlage, Kwikset knob lock and required keys
Padlock and Hasp (Standard or "Puck" Style)	\$35 Each	Standard style or "Puck" style padlock
Slide Bolt/Slider Lock	\$15 Each	
Window Lock/Window Latch	\$5 Each	
*Locks provided by Client on Site	\$25 Each	Client KEYRES only. Locks are sent to the property and awaiting install
*Master Lock model 5400EC or 5400D Lockbox	\$40 Each	Client SR3 only. Follow work order instructions detail
*Kwikset SmartKey Knob Lock, Deadbolt, or Combo	\$75 per Door	Client SR3 only. Follow work order instructions detail
*Electronic Touch Pad Deadbolt with Back-Lit Keypad	\$110 Front Door Only	Client MIOYM only. Follow work order instructions detail
*Biometric Fingerprint Smart Door Lock- Keypad Keyless Entry Door Lock	\$200 Front Door Only	Client SCIOYO only. Follow work order instructions detail
Boarding and Securing		
Clearboarding	\$2.00 UI / \$2.50 UI (Puerto Rico Only)	Proper material, installed per requirements, photo documented
Exterior Door Replacement	\$300 per Door (Bid per CE for VI) \$200 per Jamb (Bid per CE for VI)	Must fit properly and seal to prevent water intrusion and gaps Must be exterior rated with documentation showing label or receipt
Door Armor (Mini and Max Units)	\$100 Each	FNMA or Client approval only. Price includes MAX and MINI units
Plywood Boarding with Paint: 1/2 inch Standard	\$0.90 UI or Cost Estimate Required	Color must match existing trim for clearboarded windows/openings
Plywood Boarding with Paint: Garage Door	\$0.90 UI or Cost Estimate Required	Board and paint the door to match existing garage door color
Plywood Boarding: 1/2 inch Standard	\$0.90 UI or Cost Estimate Required	
Plywood Boarding: 5/8 inch (Fast Track Rules)	\$0.90 UI or Cost Estimate Required	If required per work order instructions
Plywood Boarding: 3/4 inch (Arizona Rules)	\$0.90 UI or Cost Estimate Required	Phoenix, AZ requires 3/4 inch plywood
Plywood Security Door	\$0.90 UI or Cost Estimate Required	This includes plywood boarding, hinges, and padlock/hasp
Reglaze	\$1.75 UI	Single window pane installation on broken or missing glass
SecureView Door Package	\$700 per Door Price includes installation, hardware, and 3 required puck padlocks	Door Package must be purchased from SecureView
Paint Existing Plywood Boarded Windows/Openings	\$20 per Access Door \$35 Single Car Garage/\$20 Each Additional Garage Door	Painting on existing boarded openings only. If a new board is installed and painted, see line 20
*Deboarding and disposal of existing material where necessary is included in the price to install new plywood or clearboarding		
Winterizations/Dewinterization Maintenance		
Winterization/Dewinterization - Dry	\$100 Each	Pressure Test Included
Additional Unit	\$50 Each	
Winterization/Dewinterization - Radiant	\$150 Each	Pressure Test Included
Additional Unit	\$50 Each	
Winterization/Dewinterization - Steam	\$150 Each	Pressure Test Included
Additional Unit	\$50 Each	
Clean and Re-winterize Toilet	\$25 Each	Compromised/obstructed toilets after the winterization completed.
Check Winterization	\$25 Each	Upon Work Order Approval Only
Irrigation Systems	\$25 per Zone, Up to \$250 if using a 3rd party	Receipt required
In-Ground Pool Winterization	\$350 Each	Only if approved
Grass Cut and Yard Maintenance		
Initial Grass Cut: Height up to 12"	\$50 Each	Maintenance Vendor Pricing. Height must be supported
Initial Grass Cut: Height 13 to 24"	\$85 Each	Maintenance Vendor Pricing. Height must be supported
Initial Grass Cut: Height 25 to 36"	\$105 Each	Maintenance Vendor Pricing. Height must be supported
Initial Grass Cut: Height over 36"	\$105 + \$20 for Each additional Ft. over 3 Ft.	Maintenance Vendor Pricing. Height must be supported
Leaf Removal	\$15 per CYD Flat	Do NOT remove by bag. Mulch if required per work order
Overgrowth Removal	See Grass & Landscape Vendor Pricing Tab	Review work order for approval
Shrub Trimming	See Grass & Landscape Vendor Pricing Tab	Review work order for approval
Tree Trimming	See Grass & Landscape Vendor Pricing Tab	Review work order for approval
Vine Removal	See Grass & Landscape Vendor Pricing Tab	Review work order for approval
Snow Removal	\$50 per Removal	Maintenance price. Minimum of 3 inches required to remove snow
Landscaping Package	\$300 for 2 CYD of Mulch	*Installation of weed barrier in the beds required
Upgraded Landscape Package	\$50 per Additional CYD of Mulch	*Apply all 2 CYD of uniform mulch color regardless of yard size *FNMA requires validation mulch is applied minimum 3" deep *See work order instructions if more than 2 CYDs needed *See work order instruction for full landscape requirements
Debris removal over 1/2 CYD	\$32.50 per CYD	
Debris removal less than 1/2 CYD	Included in Grass Cut Pricing	Remove Authorized Debris up to 1/2 CYD
Property Maintained by HOA/Other	\$25 Trip Charge	Discount Applies, Trip Charge
Anti-Slip Agent Application	\$5 per Property	Application to walkways/steps leading to lockbox entrance of home
*Reoccurring Cut: Up to 1 Acre	\$50 Each	Rarely completed through Maintenance Network
*Special Equipment (Initial Grass Cut Only)	*Special equipment may not be billed for height 36 inches or less. Height must be supported	
*Tree Trimming: Special Conditions	Bid using Standard Pricing and Rental Equipment	
Debris Removal		
Debris Removal (AK, HI, ME, PR, VI, Only)	\$32.50 CYD	Initial Secure and Secondary Order Debris Removal Pricing
Debris Removal (All Remaining States)	\$25 CYD	Initial Secure and Secondary Order Debris Removal Pricing
Heavy Debris - Necessary Equipment Rental	Flat per Receipt	*Paid when evidence shows requirement (concrete, engine blocks, etc.) *Must show valid receipt, # of days used, cost, and supporting photos
Heavy Debris - Tonnage	\$150 for Heavy Debris over 10 Tons	*Dump receipt of 10 or more tons for heavy debris ONLY load(s).
Excessive Dump Fees per Item	Flat per Receipt	*Heavy debris must be documented separate from standard debris Submit for items with excessive dump fees (TVs, Mattresses, Tires)

Auto Removal Vehicle/Boat/Camper/RV/Motorcycle/Trailer/Etc.	\$120 per Vehicle	*Follow work order approvals and local laws for disposal *All VINs must be documented. *RRR/DAKOTA/BANA: Bid Boat/Camper/RV if price will exceed allowable *AK, HI, PR, VI: Bid if price will exceed allowable
Carpet Removal	\$0.20 SF	Only if approved. Includes padding, tack strips, nails
Storage of Personal Items:	Paid per Receipt	Only if approved by client or allowable
Small Unit (<15 CYDS)	Up to \$205	Only if approved by client or allowable
Medium Unit (16-40 CYDS or Vehicle Storage)	Up to \$410	Only if approved by client or allowable
Large Unit (41-60 CYDS)	Up to \$600	Only if approved by client or allowable
Gutter, Roof, and Tarp Maintenance		
Gutter Cleaning	\$1 LF	Debris removal from gutters/downspouts
Gutter Repair	\$1 LF	Securing hanging gutters with new/property hardware
Gutter Replacement	\$8 LF	Replacement of missing or unusable gutters and downspouts
Gutter/Downspout Water Redirects	Downspout Elbow: \$8 Each Downspout Extension (Accordion Style): \$25 Each Splash Pad: \$15 Each	Redirect water from foundation when walking surface is not impeded
Gutter/Downspout Repair/Reattach (FNMA only)	\$50 per Property	*Securing hanging gutters with new/property hardware *Included in pricing when Roof & Gutter Package Completed
Boot Install	Cost Estimate Required	Only if approved by client or allowable
Fascia Install	Cost Estimate Required	Only if approved by client or allowable
Flashing Install	Cost Estimate Required	Only if approved by client or allowable
Soffit Install	Cost Estimate Required	Only if approved by client or allowable
Shingle Install	Cost Estimate Required	Only if approved by client or allowable
Roof Patch - Caulk/Tar	\$2 SF	Generally Flat Roofs. Only if approved by client or allowable
Roof and Gutter Cleaning Package	\$175 for All Stories on All Structures	Fannie Mae REO Initial Service Only
Roof Square Install (Decking, Felt, Shingles)	Cost Estimate Required	*Full 100 SF installation required *Materials, tool, and labor included *Removal and disposal of existing material included
Roof Square Install (Felt and Shingles Only)	Cost Estimate Required	*Full 100 SF installation required *Materials, tool, and labor included *Removal and disposal of existing material included
Roof Tarp - 1 Story Building	Cost Estimate Required	Only if approved by client or allowable
Roof Tarp - 2 Story Building	Cost Estimate Required	Only if approved by client or allowable
Roof Tarp - 3 Story Building	Cost Estimate Required	Only if approved by client or allowable
*Tarps must always be of black or brown color to match existing roof color, and dimensions photo supported.		
Fence and Handrail Maintenance		
Fence Repair - Chain Link	\$7 LF	Repair of existing fence material with new hardware
Fence Repair - Iron	\$7 LF	Repair of existing fence material with new hardware
Fence Repair - Vinyl/Plastic	\$7 LF	Repair of existing fence material with new hardware
Fence Repair - Wood	\$5 LF	Repair of existing fence material with new hardware
Fence Replace - Chain Link (Up to 6 ft. Tall)	\$10 LF or Cost Estimate	Replace fence to match current type. Includes fencing and hardware
Fence Replace - Iron (Up to 6 ft. Tall)	\$30 LF or Cost Estimate	Replace fence to match current type. Includes fencing and hardware
Fence Replace - Vinyl/Plastic (Up to 4 ft. Tall)	\$25 LF or Cost Estimate	Replace fence to match current type. Includes fencing and hardware
Fence Replace - Wood (Up to 6 ft. Tall)	\$15 LF or Cost Estimate	Replace fence to match current type. Includes fencing and hardware
Fence Post - Remove	\$50 per Demo and Removal or Cost Estimate	Applicable for Wood/Chain Link/Vinyl/Plastic
Fence Post - Install with Concrete	\$85 per Post Install and Set in Concrete or Cost Estimate	Applicable for Wood/Chain Link/Vinyl/Plastic
Fence Repairs - Per Property	\$50 per Property	FNMA REO Only. Complete with existing materials
Fence Gate Repair - Wood/Chain Link	\$75 Each or Cost Estimate	FNMA REO Only. Existing gate repair with new hardware/hinges/latch
Fence Gate Replace - Wood/Chain Link	\$225 Each or Cost Estimate	FNMA REO Only. Replace gate and hardware to working condition
Handrail Replace - Interior	Bid Per Cost Estimate	*Price per unit of measure includes labor and hardware needed *Repair/replace missing or loose handrails to match existing look *Handrails must be proper material (bull-nosed edge). NO 2x4's
Newal Post Install - Interior	Bid Per Cost Estimate	
Handrail Replace - Decorative Interior	Bid Per Cost Estimate	
Iron/Metal/Aluminum Railing, 4 to 6 Ft Section -Additional LF for decorative Iron Railing over 6 Ft	Bid Per Cost Estimate	*Price per unit of measure includes labor and hardware needed *Handrails should match existing property/neighborhood look *Prefabricated sections must match angles *Prefabricated sections pricing must include caps/posts/sleeves *Treated Lumber includes hand & midrails, cut to match angles *Treated Lumber Balusters must match existing
Vinyl Railing Sections, 4 to 6 Ft Section	Bid Per Cost Estimate	
Metal/Aluminum Rails (Exterior Basement Access)	Bid Per Cost Estimate	
Treated Handrail Grade Lumber	Bid Per Cost Estimate	
Treated Handrail Baluster	Bid Per Cost Estimate	
Newel Post Install - Exterior	Bid Per Cost Estimate	
Midrail Install	Included in pricing	Install on handrail/guardrail when fall hazard is at or greater than 24"
Safety Fence - Install	\$1 LF	Orange Safety Fence, only if last resort to block access
General Hazard and Safety Maintenance		
Address Posting Replace	\$25 per Property	Address numbers must be missing or illegible
Cabinet/Cabinet Door/Cabinet Drawer/Countertop Securing	\$20 per Room	Secure with new hardware to prevent falling or injury
Caution Tape (Not permitted for FNMA REO)	\$10 per property	Deter access with caution tape to any applicable structure
Ceiling Fan - Secure with Existing Hardware	\$15.00 each	
CO Detector Install	\$25 Each	Only if approved
Dead Animal Removal	\$50 for All Animals	Only when approved
Deck Repair/Replace - Exterior	\$10 SF	Repair deck to prevent fall hazards or structural support issues
Dehumidifier	Small (Removes 30 to 40 pints moisture/day) - \$250 Medium (Removes 50 pints moisture/day) - \$275 Large (Removes 70 pints moisture/day) - \$300	Only when approved, electric on unless otherwise instructed
Desiccant Install (DampRid - 4 Lb. Bucket)	\$20 Each	Only when approved
Disaster Area Pricing	\$35 per Hour \$40 per CYD	Natural Disaster related recovery work orders only. All tasks and individual hourly must be supported with photo documentation
Doorbell Repair	\$10 Each	Reattach existing doorbell

Doorbell Replace	\$30 Each	Replace damaged or missing doorbell
Dryer Vent Cover (Exterior Only)	\$20 Each	New exterior cover to fit over dryer vent
Electric Panel Cover (New)	\$75 Each	New metal cover required, no plywood or breaker blanks permitted
Electric Panel Cover (Existing)	\$25 Each	Install existing metal cover required, no plywood or breaker blanks permitted
Eviction Hourly	\$20 per Hour	Clients - WEL708, WEL936,, WFHL
Eviction Hourly	\$35 per Hour	Clients - MTHE, MANDT, DMI, OCWEN2, MANDT, CENLAR, USBANK, USB176, USB760, TRUIST, HM, VHDA, FLAG, MCCUE, RGNs, SCSHA, GDCA, RRR, SHELPT, VNB, UMPQUA, TCM, LNDPT, FRANKL, SSMC, VFI, PLS, NSTAR, BOA, BOACOL, BOA2ND, CHL, FREEM, QUICKN, 5TH3RD, NCM, GUILD, UBS, TRUSTM, CPLACE, PRMI, THIRD, PHFA, NASB, TCBMSI, ESSENT, CENTEN
Exterior Wooden Steps Riser Repair/Replace	\$15 Each	Pricing per riser, repair or replace to match existing
Exterior Wooden Steps Tread Repair/Replace	\$15 Each	Pricing per tread, repair or replace to match existing
Extermination - Flea Only Bomb	\$5 Each	Per Flea bomb with documentation
Extermination - Licensed 3rd Party	Letterhead Receipt	Must be valid 3rd Party Extermination Company
Extermination - Over the Counter	\$30 Per Visit	Generally completed with documentation
Ferry Fees/Gate Passes	Flat per Receipt	When ferry or access fees required to access. POC also required
Floor Vent Register - Install	\$20 Each	Only when approved
Floor - Cover Holes	\$10 SF	Subfloor or standard flooring material to match existing. If standard plywood boarding used, price will default to UI plywood.
Government Required Dumping	Flat per Receipt + 10%	Legal documentation and 3rd party job specific invoice required
Graffiti Remediation with Stainblocker	\$1 SF	Cover vulgar/obscene markings deemed graffiti on approved locations
Light Fixture/Exterior - Replace	\$50 Each	Replace missing or damaged exterior light fixtures to match existing
Light Fixture/Exterior - Secure with Existing Hardware	\$15 Each	Resecure/reattach hanging light fixture with existing hardware
Light Fixture/Exterior - Secure with New Hardware	\$30 Each	Resecure/reattach hanging light fixture with new, matching hardware
No Trespassing Sign Install	\$5 per Sign	Per work order instruction
Outlet Cover - Install	\$1 Each	Only when approved
Pump Standing Water	Up to 1 FT: \$200 1 to 5 FT: \$350 Over 5 FT: \$500	Depth of water must be measured and photo documented
Shutter Reattachment	\$10 Each	Resecure/reattach hanging or fallen shutters
Smoke Detector - 10 Year Sealed Install	\$40 Each	*Specific to the CA State Fire Marshal Information Bulletin 13-006 *Specific to the NY State Law 399-ccc *Specific to the IL Public Act 100-0200 State Law Effective 1-23-23
Smoke Detector - Battery Install	\$20 Each	Only where authorized
Smoke Detector - Hard Wired Install	\$25 Each	As required per local/states ordinance
Smoke Detectors Battery Installation *IL ONLY	\$2 per Unit	Photos must show old batteries disposed and new batteries in place
Stringer - Replace	\$15 LF	Price includes stringer and required hardware
Sump Pump - Replace	\$275 Each	Only if approved, power source should be active
Switch Plate Cover - Install	\$1 Each	Only when approved
Tape to Remediate Issues	\$10 per Property	Includes installing interior dryer vent caps and/or tape applied to cover interior dryer vent, windows, trip hazards, etc.
Wait Time	\$25 per Hour	Give access or 3rd party inspection. Generally a \$75 Max
Water Heater straps	\$75 for 2 Straps	Complete per local code when authorized
Wire Set - Cap	\$1 per Set	Capping paid per set of 2 when cut/exposed
Yard - Fill Holes	\$75 CYD of Dirt	Includes moving and filling, receipt must validate CYD of dirt
*Decoy Security Camera Install	\$50 Each	Client SFR3 Only. Price includes the unit, batteries, and installation
Pool and Water Feature Maintenance		
Above Ground Pool - Safety Cover Install	Cost Estimate Required	Include cover, winch, cord to secure. Cover must be pool specific
Above Ground Pool - Dismantle and Remove	\$300 Each	For dismantle, removal, depression backfill. Price includes Hot Tubs
Above Ground Pool - Drain	\$250 Each	Only if approved
Above Ground Pool - Drain to Under Skimmer	\$200 Each	Only when approved. Partial drain should be used for securing
In Ground Pool - Safety Cover Install	Cost Estimate Required	Only if approved by client or allowable
In Ground Pool - Drain Fully	\$350 Each	Only when approved. Full drain should be for cleaning
In-Ground Pool - Drain to 3-4 Ft	\$200 Each	Only when approved. Partial drain should be used for securing
In Ground Pool - Clean	\$200 Each	Only if approved
In Ground Pool - Refill using Property Utilities	\$200 Each	Only if approved
In Ground Pool - Refill using Water Delivery	Per Receipt + 10%	Only if approved
Pool Shock Treatment	\$75 per Visit	Only if approved
Pool Maintenance - Biweekly	\$75 per Visit	Only if approved. Chemical balance/filter & skim clean/equip check
Mosquito Dunk	\$25 per Visit	Only if approved. Package and work must be photo documented
Hot Tub/Spa - Secure	\$75 Each	Includes draining and securing with existing cover
Plumbing Maintenance		
Water Supply Line Install	\$30 Each	Supply line for existing plumbing and fixture. NOT for FNMA REO
Water Supply Valve Install	\$75 Each	Supply valve for existing plumbing and fixture. NOT for FNMA REO
Water Shut Off Valve Install	\$150 Each	Water shut off valve for 1/2", 3/8" or 3/4"
Main Shut Off Valve	\$215 Each	
Shower Valve/ Diverter/ Mixing Valve	\$650 Each	Includes valve and drywall work. Tile work excluded and bid required
Washer Hook Up	\$75 Each	
Hose Bib/ Spigot	\$85 Each	
Water Heater Pressure Relief Valve	\$75 Each	
Water Heater Drain Valve	\$75 Each	
Cap Toilet Flange	\$10 Each	
Gas Line - Cap	\$10 Each	Appropriate size fitting required
Sewer Line - Cap	\$15 Each	Appropriate size fitting required
Water Line - Cap (Sharkbite)	\$20 Each	Dishwasher and refrigerator water connections if cut/damaged
Water Line - Cap (Threaded)	\$3 Each	Common water lines such as washer connections
Water Line - Cap (Compression)	\$15 Each	Plastic/vinyl/polyurethane refrigerator or dishwasher supply lines
Repair Plumbing System	\$125 per Break	Fixtures excluded.
Thaw Property	See Thaw Calculator Tab	See Thaw Calculator Notes for Detail
Cleaning Services		
Initial Maid Service	\$150 Each (FNMA \$200 Each)	Maid Services Checklist must be completed
Initial Maid Service: 2 or More Units	\$300 for All Units	Maid Services Checklist must be completed
Initial Maid Service - (RRR - Puerto Rico)	\$285 (\$200 Each Additional Unit)	Maid Services Checklist must be completed
Refresh Maid Service	\$38 Each	Maid Services Checklist must be completed
Refresh Maid Service: Homes over 4,000 SF	\$75 Each	Maid Services Checklist must be completed. SF validation required

Refresh Maid Service *RRR PR Only*	\$135 (RRR PR Only)	Vertical surface cleaning includes, but not limited to, all walls, doors, closets, cabinets, etc. -Roof draining and debris removal. Roof and Roof drains are to be clear of all debris and all standing water must be removed or pumped from the roof. *Roof Photo Requirements: Photos must be taken to document the Roof condition, regardless if any work is completed. the Photos must fully support the Roof is clear of all debris and free of any standing water. -all horizontal surfaces thoroughly cleaned -Clean sinks, tubs, and toilets. -Ensure both interior and exterior of the property is free of any debris and cobwebs
Initial Maid Service: Alaska	\$200.00 per Day	Includes thaw to complete Initial Maid Service. Pre-approval required
Exterior Window Clean	\$100 for All Stories on All Structures	Only if approved
Pressure Washing	\$75 Each Side of House \$25 Each Walkway/Sidewalk \$50 Each Driveway, Porch, Patio, Deck, Garage Floor	*Power washing must not cause damage to any surface Location pricing includes the entire house when approved
COVID Sanitization Cleaning	\$200 per Property	*Review and follow all work order requirements prior to arrival *Hazmat suit required while completing the cleaning
*Bidding Guidelines for Common Broker Requests		
Carpet Cleaning	\$60 per Room or per 3rd Party upon Request	Per room price includes equipment, cleaning agent, and labor
Mold - Treat/ Clean	\$0.75 SF	
Mold - Stain Blocker Application	\$0.75 SF	
Drywall - Remove Only	\$2.50 SF	Includes removal and disposal
Pool Cover Remove and Dispose	\$25 CYD	
Tree Removal - Fallen	\$35 CYD	Price includes equipment, labor, and disposal
Tree Removal - Standing	Cost Estimate Required	
Hot Water Tank - Replace	Cost Estimate Required	
Lawn - Reseeding	Cost Estimate Required	
Lawn - Sod Application	Cost Estimate Required	
Winterization - Sprinkler System	Cost Estimate Required	City Ordinance must be researched for procedure