

Property Maintenance and Management: Property Preservation Matrix and Reference Guide

Effective Date: 11.12.2014

I. Property Preservation Introduction

As directed in the Servicing Guide throughout the default process, the servicer is responsible for performing all property maintenance functions to ensure that the condition and appearance of the property are maintained satisfactorily. The Property Preservation Matrix and Reference Guide is intended for use when preserving vacant properties for mortgage loans that are in default. Servicers must refer to the Servicing Guide P-1-03, Expenses Reimbursement, for property preservation allowable reimbursement amounts (referred to as "allowable(s)" in this document). When the mortgage loan is current (prior the property is occupied), servicers must contact their Servicing Portfolio Manager, Servicing Consultant, or the National Servicing Organization's Servicenter Solution Center at 1-866-FANNIE (1-866-326-4333) with any questions.

All preservation work is expected to be completed within the allowable(s). When work cannot be completed within the allowable(s), a bid must be submitted via HomeTrakker™ with a detailed description, reason for the bid request, and photos to support the bid. Approval must be obtained for all over allowable bids prior to initiating work.

HomeTrakker is the required method of submission for all over allowable bids. This system is specifically designed to streamline work processes and facilitate communication between Fannie Mae and servicers. HomeTrakker allows users to search property information, submit bids, receive responses, track history, and print bids for Bids. Servicers must request access to HomeTrakker by contacting the Fannie Mae Property Cost Management Team at property.generation@fanniemae.com.

All pertinent supporting comments and documentation must be included when submitting bids. Attachments must meet the following requirements:

- Use only clear, focused, color photos that pertain to each applicable bid line item.
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- Each attachment must be labeled with a description in the Comment field when uploading.
 - Examples include: Inspection 01/01/2012, Inspection Results 01/15/2012, Roof Coverages 01/01/2012, etc.
- Photos must remain clear at a dimension of 3.14" x 5".
- A date stamp is required on each photo showing the original date the photo was taken.
- A complete view must be used (that is, color photos of the entire area where damages occurred).
- When damages are found, interior and exterior photos are required to detail current property conditions.

Estimates, photos, and any supporting documentation should be uploaded as attachments in HomeTrakker. To facilitate the review of additional bids, the use of an industry standard-based cost estimator tool is permissible although not required.

NOTE: See Table C-7A&B&C and Example from Schedule C below for a list of attachments.

Property Preservation And Management Guide

**United States. Assistant Secretary of
Defense (Production and Logistics)**

Property Preservation And Management Guide:

Property Preservation 101 James DeBari,2019 This Book is a guide and overview to the ins and outs of the property preservation industry The book contains a comprehensive guide complete with illustrations on how to complete basic bank property preservation work orders It also includes a insiders opinion on what to do and what not to do as well as what to avoid when owning a preservation company It is based on a successful bank property preservation companys owners views It includes pointers on how to avoid certain pitfalls pricing and techniques

Master Preservations Guide to Property Preservation W. Matthew Harris,2012-12-01 This manual is designed to instruct Contractors through the process in

completing all stages of Property Preservation Maintenance work

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and excellent business to be in Property preservation is the process of caring for the inside and outside of a foreclosed property be it vacant or occupied Property preservation businesses work with banks and asset management companies to provide services such as repair inspection insurance claim management and maintenance This book is all you need if you want to learn how to run your own property preservation business

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The United States Government Manual ,1991

Practice in Property Maintenance Management Great Britain. Committee on Building Maintenance,1970

An Introductory Guide to EC Competition Law and Practice Valentine Korah,1994

Property Preservation and Mortgage

Field Services Pocket Guide G. Robert Preston,2013-03-07 A quick reference guide for the mortgage field services professional With subjects ranging from changing and picking locks to winterizing properties and much more A must have for any contractor in the field today This pocket guide is a great supplement to the Property Preservation and Mortgage Field Services Training Manual available now Minimum Guidelines for Professional, Administration, and Technological (PAT) in the Indiana Department of Natural Resources Indiana. Department of Natural Resources,1981 **Property Management with a Popp(r)** Sherkica Miller-McIntyre,2021-08-10 Property Management With A P O P P R The Keys to Profit Occupancy and Property Preservation for the Novice Landlord is a resource guide for the novice landlord as they begin their journey into self managing their investment property No matter how one begins their journey as a landlord the process of making a profit having long term occupancy and the preservation of the investment can be a challenge However with the right keys of proper processes realistic expectations and a prepared stomach for the roller coaster of being a landlord success is inevitable In the book Sherkica Miller McIntyre details the systems she has used to assist landlords profit through proper marketing the attraction of quality tenants and building relationships that ensure long term occupancy while ensuring that the investment is protected and well preserved Her experience and the knowledge gained from management of over the last 20 years is compiled in this guide to educate empower and equip new landlords on the key elements of building passive income while strategically working to limit the turn over in their rental unit and ensuring they do their part in maintaining their property

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Journal of Property Management ,1979 **Administration & Management** ,1980 *DoD Manual for the Performance of Contract Property Administration* United States. Assistant Secretary of Defense (Production and Logistics),1991

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