

Property Maintenance and Management: Property Preservation Matrix and Reference Guide

Effective Date: 11.12.2014

I. Property Preservation Introduction

As depicted 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* F-1-03, *Expense Reimbursement*, for property preservation allowable reimbursement amounts (referred to as "allowable(s)" in this document). When the mortgage loan is current and/or the property is occupied, servicers must contact their Servicing Portfolio Manager, Servicing Consultant, or the National Servicing Organization's Servicer Solution Center at 1-888-FANNIEMAE (888-326-6436) 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 HomeTruckerSM 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.

HomeTrucker 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. HomeTrucker allows servicers to search property information, submit bids, receive responses, track history, and print bids for Res. Servicers must request access to HomeTrucker by contacting the Fannie Mae Property Cost Management Team at property_preservation@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.
- Multiple photos are allowed per attachment with a maximum of five attachments per line item.
- Each attachment must be labeled with a description in the Comment field when uploading.
 - Examples include: Inspection 9/5/12 (2012), Inspection Results 9/5/15 (2012), Roof Damages 9/5/11 (2012), etc.
- Photos must remain clear at a dimension of 3 1/2" 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 HomeTrucker. 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: TIMESUNES and COMPLETION SCHEDULES](#) below for a list of timelines.

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 *What Is Property Preservation?* Imelda Wygle, 2021-06-04 If you re looking to start your own business there are many opportunities and options out there but property preservation is a lucrative reliable 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 *Property Preservation and Mortgage Field Services Training Guide* G. Robert Preston, 2013-03-11 This Mortgage Field Services and P P Training Guide is packed with information and over 300 illustrations for the new or seasoned Property Preservation Specialist From learning the steps to winterizing a property to how to pick a lock every subject is covered for the mortgage field service professional in this easy to read manual A great management tool for those companies aiming to instill a consistent level of field work across their network of employees or contractors Subjects Included in this edition Required Equipment Communications Safety Equipment Property Types Written Photo Documentation Hardware Identification Job Site Changing Locks Yard Maintenance Grass Cutting Dry and Wet Winterizations Pool Spa Services Regular and Hazardous Debris Removal Boarding Properties Identifying Damage Types Gaining Access Lock Picking Lock Re pinning Making and using a Bump Key *Own Your Property Preservation Companies- Why Not?* Pierre Estell, 2021-06-04 If you re looking to start your own business there are many opportunities and options out there but property preservation is a lucrative reliable 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 Real Property Facilities Manual: Facilities maintenance management United States. Marine Corps, 1987 **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

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The Civil Court Manual. Second Edition. ... Rearranged India, 1874 **Martindale-Hubbell Buyer's Guide** , 1996
Government Reports Announcements & Index , 1988 **Instructions and Directions to Guide Light-house Keepers and Others** Light House Establishment, 1870 *The New Civil Court Manual* India, D. E. Cranenburgh, 1883
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

Property Preservation And Management Guide Book Review: Unveiling the Power of Words

In some sort of driven by information and connectivity, the energy of words has be much more evident than ever. They have the ability to inspire, provoke, and ignite change. Such may be the essence of the book **Property Preservation And Management Guide**, a literary masterpiece that delves deep in to the significance of words and their impact on our lives. Published by a renowned author, this captivating work takes readers on a transformative journey, unraveling the secrets and potential behind every word. In this review, we shall explore the book is key themes, examine its writing style, and analyze its overall affect readers.

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