

ATTACHMENT 6 Yard Maintenance and Snow Removal Requirements and Cost Schedule

I. Grass Cuts

Lawn cutting (initial and subsequent cuts) includes mowing the lawn, weeding, edge trimming, sweeping of all paved areas (sidewalks, driveways, patios, etc.), and removal of all lawn clippings, related cuttings, and incidental debris (newspapers, flyers, bottles, etc.). These services are included in the cost allowable for an initial cut and subsequent cut (re-cut). The disposal of all clippings and incidental debris should be in compliance with jurisdictional requirements. The costs allowable for trimming shrubs and snow removal are listed separately in the accompanying schedule. Before and after photographs are required for all cuts. All photographs should be dated.

Mortgagees should not order lawn maintenance if a homeowners' association for such properties as condominiums covers this service.

A. Frequency

One initial grass cut is allowed during each grass-growing season followed by subsequent cuts periodically throughout the season. If a local variation requires that the grass be maintained year round, only one initial cut may be charged. If there is one grass-growing season in the geographical location of the property, one initial cut is allowed within a 12-month period. If there are multiple growing seasons, an initial grass cut is permitted at the beginning of each grass-growing season.

If conveyance occurs during the growing season, unless otherwise indicated in local variations, a final grass cut should be completed within two weeks of conveyance.

Grass should typically be cut twice a month between April 1st and October 31st, however, more frequent lawn cuts may be allowed in certain areas as indicated in the variances at the end of this attachment. Grass should not be cut between November 1st and March 31st unless prior written approval is obtained from the M&M Contractor or otherwise prescribed in the local variances. If the grass grows to six inches in length during the off-season, the Mortgagee should request prior approval to cut the grass.

B. Oversized Yards

For yards greater than 15,000 square feet, Mortgagees should submit an over-allowable request. Requests to exceed cost limits for larger lots should be accompanied by lot dimensions and the calculated square footage of the lot as well as photo documentation. Mortgagees may request over-allowable approval for an entire growing season. For each over-allowable request, the Mortgagee should provide one bid for the cost of the initial cut, one bid for each subsequent cut (all of equal cost) and the total number of subsequent cuts required. Even if

the Mortgagee is approved for an entire season, HUD will only reimburse grass-cutting expenses actually incurred.

C. Specifications

Grass should be cut to a maximum of two inches in length. Grass and weeds are to be cut to the edge of the property line and to a maximum of two inches. Grass and weeds are to be trimmed around foundations, bushes, trees, and planting beds. Grass and weeds should also be trimmed flush with fences and other construction that would normally require trimming.

Shrubs are to be trimmed and cuttings removed once in a growing season, between April 1st and October 31st. An over-allowable should be submitted for any subsequent trimming of shrubs during the same growing season, with appropriate before and after photographs.

II. Snow Removal

The Mortgagee should maintain a safe and accessible property throughout the winter season. Snow should be removed from the entry, walkway, porch and driveway following a minimum three-inch accumulation. Mortgagees must comply with local codes and ordinances governing the removal of snow and ice. Before and after photographs are required for all snow and ice removal.

Yard Maintenance Cost Schedule						
State	Initial cut up to 10,000 sq ft	Initial cut 10,001 sq ft to 15,000 sq ft	Re-cut up to 10,000 sq ft	Re-cut 10,001 sq ft to 15,000 sq ft	Snow Removal	Trim Shrubs
Alabama	\$70	\$90	\$65	\$85	\$0	\$30
Alaska	\$100	\$120	\$95	\$115	\$55	\$40
Arizona	\$75	\$95	\$70	\$90	\$50	\$40
Arkansas	\$70	\$90	\$65	\$85	\$45	\$40
California	\$100	\$120	\$95	\$115	\$55	\$45
Colorado	\$85	\$105	\$80	\$100	\$45	\$40
Connecticut	\$100	\$120	\$95	\$115	\$55	\$45
Delaware	\$95	\$125	\$90	\$120	\$45	\$35
District of Columbia	\$95	\$115	\$90	\$110	\$55	\$45
Florida	\$85	\$105	\$80	\$100	\$0	\$30
Georgia	\$85	\$105	\$80	\$100	\$0	\$30
Guam	\$110	\$130	\$105	\$125	\$0	\$45
Hawaii	\$110	\$130	\$105	\$125	\$0	\$45
Idaho	\$100	\$120	\$95	\$115	\$55	\$45
Illinois	\$85	\$105	\$80	\$100	\$45	\$30
Indiana	\$85	\$105	\$80	\$100	\$45	\$30
Iowa	\$85	\$105	\$80	\$100	\$45	\$40
Kansas	\$85	\$105	\$80	\$100	\$45	\$40
Kentucky	\$85	\$105	\$80	\$100	\$45	\$30
Louisiana	\$85	\$105	\$80	\$100	\$45	\$40
Maine	\$100	\$120	\$95	\$115	\$55	\$45
Maryland	\$100	\$120	\$95	\$115	\$55	\$45
Massachusetts	\$100	\$120	\$95	\$115	\$55	\$45
Michigan	\$85	\$105	\$80	\$100	\$45	\$35
Minnesota	\$85	\$105	\$80	\$100	\$45	\$40
Mississippi	\$85	\$105	\$80	\$100	\$0	\$30
Missouri	\$85	\$105	\$80	\$100	\$45	\$40
Montana	\$85	\$105	\$80	\$100	\$45	\$40
Nebraska	\$85	\$105	\$80	\$100	\$45	\$40
Nevada	\$90	\$110	\$85	\$105	\$50	\$40
New Hampshire	\$100	\$120	\$95	\$115	\$55	\$45
New Jersey	\$100	\$120	\$95	\$115	\$55	\$45
New Mexico	\$85	\$105	\$80	\$100	\$45	\$40
New York	\$100	\$120	\$95	\$115	\$55	\$45
North Carolina	\$85	\$105	\$80	\$100	\$45	\$30
North Dakota	\$85	\$105	\$80	\$100	\$45	\$40
Ohio	\$85	\$105	\$80	\$100	\$45	\$35
Oklahoma	\$85	\$105	\$80	\$100	\$45	\$40
Oregon	\$100	\$120	\$95	\$115	\$55	\$45
Pennsylvania	\$95	\$115	\$90	\$110	\$45	\$35
Puerto Rico	\$110	\$130	\$105	\$125	\$0	\$30
Rhode Island	\$100	\$120	\$95	\$115	\$55	\$45
South Carolina	\$85	\$105	\$80	\$100	\$0	\$30
South Dakota	\$85	\$105	\$80	\$100	\$45	\$40
Tennessee	\$85	\$105	\$80	\$100	\$45	\$30
Texas	\$85	\$105	\$80	\$100	\$45	\$40
Utah	\$85	\$105	\$80	\$100	\$45	\$40
Vermont	\$100	\$120	\$95	\$115	\$55	\$45
Virginia	\$95	\$115	\$90	\$110	\$55	\$45
Virgin Islands	\$85	\$105	\$80	\$100	\$0	\$30
Washington	\$100	\$120	\$95	\$115	\$55	\$45
West Virginia	\$95	\$115	\$90	\$110	\$55	\$45
Wisconsin	\$85	\$105	\$80	\$100	\$45	\$40
Wyoming	\$85	\$105	\$80	\$100	\$45	\$40

If property yard is over 15,000 square feet, contact the M&M contractor.

Local Variations from General Requirements

SANTA ANA Homeownership Center

Arizona/ California/ Nevada

Grass should be cut year-round. Properties with desert landscaping require only once a month weed removal and are reimbursed as a re-cut.

Hawaii/Pacific Islands

Grass should be cut year round.

ATLANTA Homeownership Center

Florida

Grass should be cut year round.