

LPS Invoice Department	LPS Invoice Type	LPS Category	LPS Subcategory	AMS/VA Description Name	Description of Expense
REO Broker	REO - Eviction Services	REO Expenses	Absorbent Moisture Desiccants	Prevent further moisture damage	When a PO is approved and an asset is in evictions, costs to prevent moisture damage to asset. Costs do not include repair of what caused water intrusion.
REO Broker	REO - Eviction Services	REO Expenses	Boarding	Boarding and/or Re-Glazing Windows	When a PO is approved and an asset is in evictions, securing/boarding of entire property. Do not use for simple board up or for any re-glazing because it is inscope
REO Broker	REO - Eviction Services	REO Expenses	Carbon Monoxide Detector(s)	Smoke Detectors Replacement or Carbon Monoxide Detectors Replacement	When a PO is approved and an asset is in evictions, installation of new smoke/carbon monoxide detectors only. Normal smoke/carbon monoxide detectors are in scope. Only Hardwired is out of scope
REO Broker	REO - Eviction Services	REO Expenses	Debris Removal - Other Per Bid	Int/Ext Debris Removal Greater than 40 CU Yards	When a PO is approved and an asset is in evictions, debris removal that is in excess of 40 cubic yards. Will need support that previous 40 yards of debris removed and BEFORE and AFTER photos of the excess debris. Will need approval from VRM Repairs.
REO Broker	REO - Eviction Services	REO Expenses	Dehumidifier	Dehumidifier	When a PO is approved and an asset is in evictions, dehumidifier Installation. The first dehumidifier is in scope unless installation is a part of a larger repair. Dehumidifier Installation is an out of scope expense
REO Broker	REO - Eviction Services	REO Expenses	Drywall Installation/Repair	Drywall Repair/Replacement	When a PO is approved and an asset is in evictions, major drywall repair/installation designed as market strategy repair
REO Broker	REO - Eviction Services	REO Expenses	Electrical Inspection	Electrical Inspection	When a PO is approved and an asset is in evictions, inspection requiring specialized equipment or a specialist. Will need 3rd party invoice and inspection report in AMS.
REO Broker	REO - Eviction Services	REO Expenses	Eviction Atty Costs	Eviction Costs	For rent on Mobile home or Trailer assets. Ground rent is rent for the property grounds only. NOTE: This is not typically a broker submitted cost and is usually submitted by the eviction attorney
REO Broker	REO - Eviction Services	REO Expenses	Eviction Atty Fees	Eviction Attorney Fees	Eviction referral fee. Supporting documentation is Attorney invoice. Must be billed separately. NOTE: This is not typically a broker submitted cost and is usually submitted by the eviction attorney
REO Broker	REO - Eviction Services	REO Expenses	Eviction Cost	Eviction Costs	Eviction cost line. Costs incurred to perform eviction. Must have supporting documentation and approval from VRM Eviction team. NOTE: This is not typically a broker submitted cost and is usually submitted by the eviction attorney
REO Broker	REO - Eviction Services	REO Expenses	Flooring/Repair	Flooring	When a PO is approved and an asset is in evictions, repair or removal of floor covering (carpet/flooring) only. Not to include installation of new flooring.
REO Broker	REO - Eviction Services	REO Expenses	General Repairs	Gas/Water Meter	When a PO is approved and an asset is in evictions, to be used for OUT OF SCOPE expenses approved by VRM Operations that do not fall in any category listed in this report.
REO Broker	REO - Eviction Services	REO Expenses	Gutter Repair/Reattach	Gutter Repair	When a PO is approved and an asset is in evictions, cleaning gutters/downspouts is in scope, but any repair specific to these items is to be coded here.
REO Broker	REO - Eviction Services	REO Expenses	Health & Safety	Banister Installation/Replacement or Deck Repairs/Replacement	When a PO is approved and an asset is in evictions, repair/installation of handrails and/or stair, decking or ramp.
REO Broker	REO - Eviction Services	REO Expenses	Heating/Air	HVAC Repairs or Boiler Repair/Service	When a PO is approved and an asset is in evictions, for repairs to existing HVAC system. Not to include replacement or installation of new HVAC system.
REO Broker	REO - Eviction Services	REO Expenses	Initial - Debris Removal	Int/Ext Debris Removal Less than 40 CU Yards	When a PO is approved and an asset is in evictions, in-scope debris removal expense incurred by VRM when property Preservation vendor is not assigned to asset.

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REO Broker	REO - Eviction Services	REO Expenses	Initial - Snow Removal	Snow Removal	When a PO is approved and an asset is in evictions, in-scope snow/ice removal expense incurred by VRM when property Preservation vendor is not assigned to asset.
REO Broker	REO - Eviction Services	REO Expenses	Initial Services	Initial Services	VRM Loss Event - Operations. This subcategory is used only when specifically requested by VRM
REO Broker	REO - Eviction Services	REO Expenses	Lawn Care - Large Lot recut	Lawn Care Greater than 15,000 SQ Feet	When a PO is approved and an asset is in evictions, maintenance of yard in excess of 15,000 s.f. Must be approved by VRM Management that property is in excess of square footage for in-scope maintenance
REO Broker	REO - Eviction Services	REO Expenses	Misc - Cap Gas Lines	Gas Leaks	When a PO is approved and an asset is in evictions, to be used for OUT OF SCOPE expenses approved by VRM Operations that do not fall in any category listed in this report.
REO Broker	REO - Eviction Services	REO Expenses	Mold Treatment	Discoloration Extraction/Treatment	When a PO is approved and an asset is in evictions, treatment of mold spores present at property with Kilz Paint, bleach, or power washing. Treatment does not require specialized equipment or licensed contractor.
REO Broker	REO - Eviction Services	REO Expenses	Personal Property Removal	Eviction Moving Charges	In-scope eviction moving costs (4 men for 4 hours unless licensed/bonded movers) completed by a 3rd party property preservation vendor
REO Broker	REO - Eviction Services	REO Expenses	Pest Control	Pest Control	When a PO is approved and an asset is in evictions, exterior pest control treatment to rid property of potentially dangerous or invasive insects such as fleas and bedbugs. Wasps not included in this category.
REO Broker	REO - Eviction Services	REO Expenses	Pest Treatment	Exterior Pest Control/interior Treatment Required	When a PO is approved and an asset is in evictions, exterior pest control treatment to rid property of potentially dangerous or invasive insects such as fleas and bedbugs. Wasps not included in this category.
REO Broker	REO - Eviction Services	REO Expenses	Pool Draining/Securing	Cover/Draining	When a PO is approved and an asset is in evictions, costs incurred to drain and secure a pool. Not to be used for any pool repairs.
REO Broker	REO - Eviction Services	REO Expenses	Repair Plumbing Repair	Plumbing Repairs	When a PO is approved and an asset is in evictions, repairs to plumbing system. Supporting documentation or AMS notation needs to assess cause of plumbing issue.
REO Broker	REO - Eviction Services	REO Expenses	Repair/Replace Fence	Fence Repairs	When a PO is approved and an asset is in evictions, repairs made to exterior fencing of asset. Not to include any costs to locking mechanism.
REO Broker	REO - Eviction Services	REO Expenses	Repair/Replace Steps	Step repair/replace	When a PO is approved and an asset is in evictions, replacement of or repairs to steps. Do not use for handrail repair. Repairs must be bid and have specific AM approval and documentation in AMS as to reason.
REO Broker	REO - Eviction Services	REO Expenses	Roofing	Roof repairs	When a PO is approved and an asset is in evictions, replacement of complete or completion of extensive capital roof repair.
REO Broker	REO - Eviction Services	REO Expenses	Routine Lawn	Lawn Maintenance less Than 15K SQ Feet or Initial Yard Maintenance	When a PO is approved and an asset is in evictions, in-scope pool Lawn Maintenance incurred by VRM when property Preservation vendor is not assigned to asset.
REO Broker	REO - Eviction Services	REO Expenses	Secondary - Rekey or Locks	Secondary Rekey or Locks	When a PO is approved and an asset is in evictions, to be used when more than 7 locks have been changed on an asset. Vendor must be able to prove that 6 previous re-keys have been completed.
REO Broker	REO - Eviction Services	REO Expenses	Securing/Board Up	Specialized Securing	When a PO is approved and an asset is in evictions, securing/boarding of entire property. Do not use for simple board up or for any re-glazing because it is inscope
REO Broker	REO - Eviction Services	REO Expenses	Septic Inspection	Septic Inspection	When a PO is approved and an asset is in evictions, inspection requiring specialized equipment or a specialist. Will need 3rd party invoice and inspection report in AMS.

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REO Broker	REO - Eviction Services	REO Expenses	Septic or Well Maintenance	Septic Maintenance	When a PO is approved and an asset is in evictions, repairs to existing septic system. Not to include installation or replacement of septic system.
REO Broker	REO - Eviction Services	REO Expenses	Sump Pump Repairs	Sump Pump repairs/replacement or More Than 1 Sump Pump	When a PO is approved and an asset is in evictions, repairs to existing Sump Pump. NOTE: Replacement of first sump pump is in scope for property Preservation. Must prove that Property preservation has attempted/completed initial in-scope repair prior to submission in LPS.
REO Broker	REO - Eviction Services	REO Expenses	Tree Trimming	Trim trees/vines	When a PO is approved and an asset is in evictions, tree removal only. Do not approve shrub trimming or tree trimming as these are in scope.
REO Broker	REO - Eviction Services	REO Expenses	Trim Shrubs	Landscaping	When a PO is approved and an asset is in evictions, tree removal only. Do not approve shrub trimming or tree trimming as these are in scope.
REO Broker	REO - Eviction Services	REO Expenses	Water - Pump out of Basement	Extract Water	When a PO is approved and an asset is in evictions, costs incurred to pump out or extract standing water from a property. NOTE the first pump out is considered In-Scope, must provide proof that a pump out was previously performed at property.
REO Broker	REO - Eviction Services	REO Expenses	Water Damage Repair	Water damage repair	When a PO is approved and an asset is in evictions, repair of flooring or drywall as a result of water damage. Not to be used for mold treatment.
REO Broker	REO - Eviction Services	REO Expenses	Window/Screen/Door Repair	Door Repair/Replace	When a PO is approved and an asset is in evictions, repairs to existing doors (not to include lock changes or repairs to standard door lock.) Line also not to be used for standard boarding.
REO Broker	REO - Eviction Services	REO Expenses	Winterizing	Winterization	When a PO is approved and an asset is in evictions, winterization expense billed to VRM when property Preservation vendor is not assigned to asset.
REO Broker	REO - Property Preservation Services	REO Expenses	Appliance Replacement	Appliance/Fixture Installation	To be used for the installation of new appliances or interior home fixtures only. Do not use for repair of any items.
REO Broker	REO - Property Preservation Services	REO Expenses	Appliances	Appliance/Fixture Repair	To be used for appliance repairs only. NOT to be used for new appliance installations.
REO Broker	REO - Property Preservation Services	REO Expenses	Auto Removal	Vehicle Removal	In-scope expense of 1st standard vehicle removal that is completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Boarding - Garage Door	Boarding Garage Door	Costs incurred to board/repair garage door. Not to be used for standard boarding.
REO Broker	REO - Property Preservation Services	REO Expenses	Carpentry	General Carpentry	Repair of interior cabinetry or existing woodwork only.
REO Broker	REO - Property Preservation Services	REO Expenses	Carpet	Carpet Removal	Removal or repair of carpet only. Not to be used for carpet installation
REO Broker	REO - Property Preservation Services	REO Expenses	Carpet Installation	Carpet Installation	Installation of new carpet only. Not for carpet repair or removal.
REO Broker	REO - Property Preservation Services	REO Expenses	Clean Gutters/Downspouts	Gutter/Downspouts	Out of scope gutter/downspout repairs. Does not include cleaning.
REO Broker	REO - Property Preservation Services	REO Expenses	Cleaning	Janitorial Clean	Out of scope cleaning charges, including power washing, incurred on a property. Does NOT include In-Scope initial ready to show cleaning and routine cleaning charges. Will need specific AM approval and documentation in AMS as to cause.
REO Broker	REO - Property Preservation Services	REO Expenses	Condo Lien	Condo Lien	Municipal Violations assessed to a property. Ensure that you have supporting documentation of date that fee was incurred. Will need LIEN RELEASE or ZERO BALANCE STATEMENT.
REO Broker	REO - Property Preservation Services	REO Expenses	County Lien	County Lien	Municipal Violations assessed to a property. Ensure that you have supporting documentation of date that fee was incurred. Will need LIEN RELEASE or ZERO BALANCE STATEMENT.
REO Broker	REO - Property Preservation Services	REO Expenses	Debris Removal	Debris Removal >40 cubic yards	Debris removal that is over 40 cubic yards. Will need evidence to support that previous 40 yards of debris was removed. BEFORE and AFTER photos of the excess debris are needed in AMS. Will need approval from VRM Repairs.

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REO Broker	REO - Property Preservation Services	REO Expenses	Dehumidifier	Dehumidifier Installation	Installation of a dehumidifier after the first installation. Installation of the first dehumidifier is in scope unless installation is a part of a larger repair. Installation of subsequent dehumidifiers are an out of scope expense
REO Broker	REO - Property Preservation Services	REO Expenses	Demolition	Demolition	Removal of exterior structure or property itself. Exterior Structures and property including above ground pool, hot tubs playsets, firewood piles, etc.
REO Broker	REO - Property Preservation Services	REO Expenses	Disaster Repair	Storm Damage Repairs - Exterior	Exterior property repairs as a result of a storm only. Must have support that damage was result of storm.
REO Broker	REO - Property Preservation Services	REO Expenses	Drive or Walkway Repair	Driveway/Walkway Repair	Exterior pavement repairs to either the property driveway or to the walkway.
REO Broker	REO - Property Preservation Services	REO Expenses	Dry Winterization	Re/De/Winterization	In-scope winterization expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Drywall	Drywall Repair	Drywall patches and small repairs to maintain value of property.
REO Broker	REO - Property Preservation Services	REO Expenses	Drywall Installation/Repair	Drywall Repair/Replacement	Major drywall repair/installation designed as market strategy repair
REO Broker	REO - Property Preservation Services	REO Expenses	Electric / Electric Bill	Electric Bill	Utility Electric bill only. DEPOSITS, CONVEINIANCE FEES, CREDIT CARD PROCESSING FEES, SOME LATE CHARGES AND SOME MEMBERSHIP FEES ARE NOT REIMBURSED
REO Broker	REO - Property Preservation Services	REO Expenses	Electrical	Electrical System Repair	Minor repairs to electrical system including wiring and socket installation.
REO Broker	REO - Property Preservation Services	REO Expenses	Electrical Inspection	Electrical Inspection	Electrical inspection requiring specialized equipment or a specialist. Will need 3rd party invoice and inspection report in AMS.
REO Broker	REO - Property Preservation Services	REO Expenses	Electrical Repair	General Electrical	Major electrical system repair, wiring, and installation
REO Broker	REO - Property Preservation Services	REO Expenses	Emergency Repair	Emergency Prop Pres Rpr	Emergency expenses necessary to mitigate future damage to a property. Cannot include the actual cost of the repair unless the only way to mitigate future damage was to repair the item. Includes issues such as plumbing and vandalism that occurs late at night or weekends when repairs are incurred to mitigate damages
REO Broker	REO - Property Preservation Services	REO Expenses	Fencing Repair	Repair/Replace Fence	Repairs made to exterior fencing of asset excluding costs for locking mechanism.
REO Broker	REO - Property Preservation Services	REO Expenses	Flooring	Floor Covering Installation	Installation only of new floor covering including carpeting and hardwood floors. Does not include any flooring repair or removal.
REO Broker	REO - Property Preservation Services	REO Expenses	Flooring/Repair	Flooring Repair	Repair or removal only of floor covering including carpet and hardwood floors. Not to include installation of new flooring.
REO Broker	REO - Property Preservation Services	REO Expenses	Gas / Gas Bill	Gas Bill	Utility Gas bill only. DEPOSITS, CONVEINIANCE FEES, CREDIT CARD PROCESSING FEES, SOME LATE CHARGES AND SOME MEMBERSHIP FEES ARE NOT REIMBURSED
REO Broker	REO - Property Preservation Services	REO Expenses	General Repairs	General Repair	To be used for OUT OF SCOPE expenses approved by VRM Operations that do not fall in any category listed in this report.
REO Broker	REO - Property Preservation Services	REO Expenses	Graffiti Removal	Graffiti Abatement/Removal	In-Scope graffiti abatement/removal expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Ground Rents	Ground Rent	Rent on the land for mobile homes and or trailer homes. Not to be used for home rent or for permanent property.
REO Broker	REO - Property Preservation Services	REO Expenses	Hazard Debris Removal	Hazardous Material Removal	Removal of items such as paint, oil, tires, etc which require either special handling at disposal, or disposal into special facilities. REQUIRED: Dump receipt that includes itemization and breakdown of charges or photographic proof of proper disposal. Disposal of dried paints are not subject to any dump receipt.
REO Broker	REO - Property Preservation Services	REO Expenses	Health & Safety	Stair/Decking/Ramp Repair	Repair/Installation stair, decking or ramp.
REO Broker	REO - Property Preservation Services	REO Expenses	Heat/Air Replacement	Replace HVAC	Installation/Replacement of HVAC system only. Not to include repairs of HVAC.

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REO Broker	REO - Property Preservation Services	REO Expenses	Heating/Air	HVAC Repair	For repairs to existing HVAC system. Not to include replacement or installation of new HVAC system.
REO Broker	REO - Property Preservation Services	REO Expenses	HOA Code Violations	HOA Code Violations	In-scope HOA Fees/charges
REO Broker	REO - Property Preservation Services	REO Expenses	HOA Doc Fee	HOA Penalties (w/in specified limits)	Fees incurred in acquiring HOA documentation only. Not to include assessments or punitive charges. Estoppels
REO Broker	REO - Property Preservation Services	REO Expenses	HOA Late Fees	HOA Penalties (w/in specified limits)	HOA late fees that are to be reimbursed by VA. Do not include late fees that are VRM accountability or are Broker accountability.
REO Broker	REO - Property Preservation Services	REO Expenses	HOA Special Assessments	HOA/Condo Dues	HOA special assessments charged to asset, not to include late fees or violations.
REO Broker	REO - Property Preservation Services	REO Expenses	HOA Violations/Penalties	HOA Penalties (w/in specified limits)	HOA property violations to include lawn cuttings, debris removal, etc. Not to include late fees.
REO Broker	REO - Property Preservation Services	REO Expenses	HOA/Condo Fees	HOA/Condo Dues	HOA assessments charged to asset, not to include late fees or violations.
REO Broker	REO - Property Preservation Services	REO Expenses	Initial - Boardup	Initial Boardup	In-Scope Boarding expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Initial - Cleaning	Ready to Show Cleaning	In-Scope ready to show cleaning expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Initial Debris Removal	Debris Removal <40 cubic yards	In-Scope Debris removal of first 40 cy completed by a 3rd party property preservation vendor.
REO Broker	REO - Property Preservation Services	REO Expenses	Initial Pool Maintenance	Pool Maintenance	In-Scope expense of securing of pools, spas, and water features completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Initial Services	VRM Loss	Any fee that is to be reimbursed to a vendor as a VRM expense. Used for third party invoice for inscope expense. This is used for chargebacks. DO NOT USE UNLESS SPECIFICALLY ASKED TO DO SO VIA A RESOLUTION
REO Broker	REO - Property Preservation Services	REO Expenses	Initial Yard Maintenance	Lawn Service <15k S.F.	In-Scope lawn maintenance <15k sq ft completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Lawn Care-Grass Cut City-Recut	Lawn Service >15k S.F.	Out of scope lawn maintenance >15k sq ft. Verification of what causes expense to be out of scope will need to be presented as supporting documentation in AMS
REO Broker	REO - Property Preservation Services	REO Expenses	Lawn or Landscaping Repair	Yard Repair/Site Work	OUT of scope expenses for exterior repairs to YARD of property, repairs to include landscape repair, plant bed removal, sodding, fill/repair hole, etc. Will need specific AM approval and BEFORE and AFTER photos in AMS.
REO Broker	REO - Property Preservation Services	REO Expenses	Lien Special Assessment	Taxes/Special Assessments Paid	Municipal Assessments such as (sidewalk or infrastructure improvements) assessed to a property.
REO Broker	REO - Property Preservation Services	REO Expenses	Lock Changed	Lock Changed	For initial Lock Changes only (Up to 7 locks) that is completed by a 3rd party. Does not include milestone rekey or rekeys completed by the assigned prop pres vendor as those are paid direct.
REO Broker	REO - Property Preservation Services	REO Expenses	Misc - Cap Exposed Wires	Cap Wires	In-Scope Electrical cover/outlet replace and cover outlets completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Miscellaneous Inspection	Specialized Testing/Inspection	Inspection requiring specialized equipment or a specialist. Will need 3rd party invoice and inspection report in AMS.
REO Broker	REO - Property Preservation Services	REO Expenses	Mold Assessment	Mold Treatment	Treatment of mold spores present at property with Kilz Paint, bleach, or power washing. Treatment does not require specialized equipment or licensed contractor.
REO Broker	REO - Property Preservation Services	REO Expenses	Mold Treatment	Mold Remediation and Repair	Treatment of mold spores present at a property that requires specialized equipment AND a licensed contractor.
REO Broker	REO - Property Preservation Services	REO Expenses	Municipal Liens	Municipal Violations	Municipal liens assessed to a property. Ensure that you have supporting documentation of date that fee was incurred. Will need LIEN RELEASE or ZERO BALANCE STATEMENT included in submission

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REO Broker	REO - Property Preservation Services	REO Expenses	Municipal Violation	Municipal Violations	Municipal violations assessed to a property. Ensure that you have supporting documentation of date that fee was incurred. Will need LIEN RELEASE or ZERO BALANCE STATEMENT included in submission
REO Broker	REO - Property Preservation Services	REO Expenses	Oil	Heating Oil	For refill of home heating oil, not for Gas Bill.
REO Broker	REO - Property Preservation Services	REO Expenses	Other Costs-Re-Key	ReKey/Lock Change	Locks changed after initial rekey of 7 locks. Vendor will need Asset Manager approval and will need to verify previous 7 locks were changed. Additionally any speciality locks or deadbolts will be coded to this line.
REO Broker	REO - Property Preservation Services	REO Expenses	Other utilities	Combined Water and Sewer	Combined Utilities such as Electric, Gas, Water, Garbage, and Sewer bill. (To be used when any of these are listed within the same bill by the same utility company.) DEPOSITS, CONVEINIANCE FEES, CREDIT CARD PROCESSING FEES, SOME LATE CHARGES AND SOME MEMBERSHIP FEES ARE NOT REIMBURSED
REO Broker	REO - Property Preservation Services	REO Expenses	Paint Exterior	Pain Trim/Openings (Exterior)	Painting on the exterior of the property
REO Broker	REO - Property Preservation Services	REO Expenses	Paint Interior	Painting/Wallpaper Repair	Interior painting on the property
REO Broker	REO - Property Preservation Services	REO Expenses	Personal Property Removal	Eviction Moving Charges	In-scope eviction moving costs (4 men for 4 hours unless licensed/bonded movers) completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Pest Control	Pest Control	Exterior pest control treatment to rid property of potentially dangerous or invasive insects such as fleas, bedbugs, and wasps
REO Broker	REO - Property Preservation Services	REO Expenses	Pest Control Inspection	Pest Inspection/Treatment	Exterior pest control inspection and treatment to rid property of potentially dangerous or invasive insects such as fleas, bedbugs, and wasps
REO Broker	REO - Property Preservation Services	REO Expenses	Pest Treatment	Pest Control	In-Scope pest control expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Plumbing	General Plumbing	Plumbing system repairs
REO Broker	REO - Property Preservation Services	REO Expenses	Pool Draining/Securing	Pool Draining - Securing	Costs incurred to drain and secure a pool. Not to be used for any pool repairs.
REO Broker	REO - Property Preservation Services	REO Expenses	Pool Repair	Swimming Pool Repair	Repairs to an existing swimming pool. Not for securing or recurring monthly services.
REO Broker	REO - Property Preservation Services	REO Expenses	Pool Service	Swimming Pool Service	Recurring monthly service to pool. Not to be used for repairs.
REO Broker	REO - Property Preservation Services	REO Expenses	Property Inspection	Complete Systems Inspection	Standard inspection costs. Not to be used for any repairs. VA requires copy of inspection report as supporting documentation.
REO Broker	REO - Property Preservation Services	REO Expenses	Repair/Replace Windows	Repair Replace Windows	Replacement of entire window including framing and locking mechanism. Not to be used for any window repair, but for replacement only including screen. If window repair is primarily for glass, specific notation needs to be provided as to why repair is out of scope.
REO Broker	REO - Property Preservation Services	REO Expenses	Re-securing Door	Door Repair/Replace	Repairs to existing doors (not to include lock changes, repairs to standard door lock or standard boarding).
REO Broker	REO - Property Preservation Services	REO Expenses	Roof Work Tarped	Tarp/Patch Roof	Patching of missing shingles, or minor roof repair including fascia and soffit to preserve property and prevent further damage. Not to be used for In-Scope roof tarping.
REO Broker	REO - Property Preservation Services	REO Expenses	Roofing	Roof Replacement and/or Repair	Replacement of complete or completion of extensive capital roof repair including fascia and soffit.
REO Broker	REO - Property Preservation Services	REO Expenses	Safety Hazard Repair	Safety Repair	In-Scope health & safety expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Securing/Board Up	Specialized Securing	Securing/boarding of entire property. Do not use for simple board up or for any re-glazing because it is inscope
REO Broker	REO - Property Preservation Services	REO Expenses	Septic Inspection	Septic Inspection	Inspection requiring specialized equipment or a specialist. Will need 3rd party invoice and inspection report in AMS.
REO Broker	REO - Property Preservation Services	REO Expenses	Septic or Well Maintenance	Well or Septic Repair	Repairs to well or Septic system. Not to be used for installation or demolition of well or septic system.

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REO Broker	REO - Property Preservation Services	REO Expenses	Septic or Well Repair	Septic System Maintenance	Repairs to existing septic system. Not to include installation or replacement of septic system.
REO Broker	REO - Property Preservation Services	REO Expenses	Smoke Detector Install	Smoke/Carbon Monoxide Detectors	Installation of new smoke/carbon monoxide detectors only. Normal installation and repairs in accordance with local laws of smoke/carbon monoxide detectors are in scope. Only hardwired is out of scope
REO Broker	REO - Property Preservation Services	REO Expenses	Smoke Detector Repair	Smoke/Carbon Monoxide Detectors	In-Scope expense of smoke detector installation and repairs in accordance with local laws completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Snow Maintenance	Snow/Ice removal	In-Scope Snow/Ice removal completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Snow Services	Snow/Ice removal	For snow removal from home roofs or other structural roofs to prevent roof damage only. Not to be used for routine snow removal which is in-scope.
REO Broker	REO - Property Preservation Services	REO Expenses	Structural	Masonry Work	Repairs to existing property structure including, mason work, siding, and brick work.
REO Broker	REO - Property Preservation Services	REO Expenses	Structural Repairs	Structural Repair	Repairs to exterior of property to include mason work, detached garage/shed and siding. Not to include any lawn maintenance or landscape repair.
REO Broker	REO - Property Preservation Services	REO Expenses	Sump Pump Installation	Sump Pump Repairs/Installation	In-scope sump pump installation (includes 1 pump out) expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Sump Pump Repairs	Sump Pump Repairs	Repairs to existing Sump Pump. NOTE: Replacement of first sump pump is in scope for assigned property preservation vendor. Must prove that property preservation vendor has attempted/completed initial in-scope repair prior to submission in LPS.
REO Broker	REO - Property Preservation Services	REO Expenses	Tarping/Patchwork-10X20 max	Tarp/Patch Roof	In-scope roof tarping expense completed by a 3rd party property preservation vendor
REO Broker	REO - Property Preservation Services	REO Expenses	Tax Sale Redemption Deed	Reconveyance Quit Claim Deep Prep	Tax affidavit for redemption states
REO Broker	REO - Property Preservation Services	REO Expenses	Termite Damage Repair	Termite Damage Repair	Repairs associated with damages from termite infestation. Requires Before and After photos in AMS.
REO Broker	REO - Property Preservation Services	REO Expenses	Termite Treatment	Termite Treatment	Treatment for termites discovered during a termite inspection.
REO Broker	REO - Property Preservation Services	REO Expenses	Tree Removal	Trim Shrubs/Trees	Tree removal only. Do not use for trimming of trees and shrubs as it is in scope.
REO Broker	REO - Property Preservation Services	REO Expenses	Turn On Utilites	Turn on Utilities	Utility costs incurred to establish utility services at property. Can be billed separately or combined with first monthly bill.
REO Broker	REO - Property Preservation Services	REO Expenses	Utility Lien	Utility Lien	Utility liens assessed against a property. NEED to have a LIEN RELEASE or ZERO BALANCE LEDGER as supporting documentation included in submission
REO Broker	REO - Property Preservation Services	REO Expenses	Vandalism	Graffiti Abatement	Repairs resulting from graffiti to property. Line to be used for interior and/or exterior repairs.
REO Broker	REO - Property Preservation Services	REO Expenses	Vandalism after Contract	Vandalism Repairs (Interior)	Repairs resulting from vandalism to property. Line to be used for interior and/or exterior repairs.
REO Broker	REO - Property Preservation Services	REO Expenses	Vehicle Removal	Vehicle Removal	Removal of vehicle from an asset not to include the removal of the first standard vehicle as it is in-scope
REO Broker	REO - Property Preservation Services	REO Expenses	Water - Pump out of Basement	Extract Water	Costs incurred to pump out or extract standing water from a property. NOTE the first pump out is considered in-scope, must provide proof that a pump out was previously performed at property.
REO Broker	REO - Property Preservation Services	REO Expenses	Water Damage Repair	Water Damage Repair	Repair of flooring or drywall as a result of water damage. Not to be used for mold treatment.
REO Broker	REO - Property Preservation Services	REO Expenses	Water/Garbage/Sewer	Water/Sewer Bill	Utility water/Sewer/Garbage bill only. DEPOSITS, CONVEINIANCE FEES, CREDIT CARD PROCESSING FEES, SOME LATE CHARGES AND SOME MEMBERSHIP FEES ARE NOT REIMBURSED

LPS Invoice Department	LPS Invoice Type	LPS Category	LPS Subcategory	AMS/VA Description Name	Description of Expense
REO Broker	REO - Property Preservation Services	REO Expenses	Well/Septic System Replacement	Well or Septic Installation	Installation or replacement of well or septic system
REO Broker	REO - Property Preservation Services	REO Expenses	Winterizing - DeWinterizing	De-Winterization/Re-Winterization	Out of Scope winterization expense in excess of (4) that are incurred on a property or specific winterization costs that are approved by VRM Management as necessary as a reimbursable costs.