



GEORGIA HUD CONTRACT COMMISSION SCHEDULE for A2Z FIELD SERVICES

ALA CARTE Services & Bid Pay Limits

DEBRIS

| Task/ Issue | Unit | Expectations | Commission |
|---|------------|--|------------|
| Debris Removal | cubic yard | up to 20 cu yds included in IS | \$17.00 |
| Carpet Removal: We need to remove carpet only when it is extremely foul/disgusting, as it will inhibit marketing and possibly make someone ill. Also, we need to remove or resecure carpet when it is loose (trip hazard). | per room | 2 rooms included in IS. Includes pad, staples, tape & tack strips! | \$30.00 |
| Refrigerator/Freezer Removal | ea | included in IS debris removal | \$34.00 |
| Removal of Other Major Appliances | ea | included in IS debris removal | \$25.00 |
| Chemicals - paint, motor oil, etc. | | | |
| Auto Batteries | | | |
| Tires | | | |
| Vehicle Removal | auto | contact local salvage lot to remove at no charge | \$0.00 |

SECURING

| Task/ Issue | Unit | Expectations | Commission |
|---|-------------------------------|--|------------|
| Padlock: The padlock must be at least 40mm or 3/8" in shackle thickness and must be A389 key code. | ea | included in II/IS | \$10.00 |
| Padlock & I-Bolts or Hasp: Use 1/2" i-bolts instead of hasps as much as is possible. | ea | included in II/IS | \$15.00 |
| Lock Change: Same price for knob or deadbolt. | ea | included in II/IS | \$25.00 |
| Boarding Windows & Doors: 1/2" ply for windows and 3/4" for doors, 2x4's and 1/2" carriage bolts, two 2x4's per opening if over 6sf, boarding entire openings only, removing all shards, possibly removing other unbroken glass for the 2nd 2x4. | united inch (length+width) | included in II/IS | \$0.55 |
| Swinging Plywood Door & Padlocks: 3/4" ply, 2x4 framing, heavy hinges, 2 sets of heavy i-bolts and A389 padlocks. | united inch (length+width) | included in II/IS | \$0.64 |
| Reglazing Windows (ie, install new glass): The materials cost is no more than boarding (cost of plywood, 2x4's, bolts, nuts, washers, etc.). | utd inch (L+W) | up to 2 standard windows included in II/IS | \$0.64 |
| Slider or Window Locks | per set | included in II/IS | \$3.00 |
| Pool & Hot Tub Securing: where required by local code; cover to HUD specs or use trampoline cover. | square foot | as ordered | \$1.45 |
| Cover Water Feature: Fish pond, fountain, etc; cover with chicken wire with wood frame. | square foot | as ordered | \$0.50 |

CLEANING

| Task/ Issue | Unit | Expectations | Commission |
|---|-------------|-------------------------------|---|
| Initial Market Ready Cleaning: Clean home to HUD standards detailed in work order. | home | included in IS | \$75.00 |
| Discoloration Treatment: Treat with killer such as chlorie and vinegar mix and Kilz. | square foot | up to 50 sq ft included in IS | \$0.55 |
| Covering and/or Removing Graffiti | situational | up to 80 sq ft included in IS | Situational, but \$40 per wall when it is necessary to paint entire walls |

| LANDSCAPING | | | |
|---|-------------------|--|------------|
| Task/ Issue | Unit | Expectations | Commission |
| Initial Lawn: Note that this includes trimming, raking, edging, removing clippings, cleaning out gutters as necessary, trimming bushes and branches away from touching a structure, removing dead plants and weeds from landscaped areas, removing brush and removing casual debris such as newspapers, etc. | 40,000 Sq. Ft. | included in IS; cut to maximum height of 2" | \$75.00 |
| Re-cut: Note that this includes trimming, raking, edging, removing clippings, cleaning out gutters , trimming bushes and branches away from touching a structure, removing dead plants and weeds from landscaped areas, removing brush, removing casual debris such as newspapers, etc. HUD specs. | 40,000 Sq. Ft. | included in BWM; cut to maximum height of 2" | \$35.00 |
| Shrub Trimming | per property | included in IS; ensure clear view of home, no branches touching roof | \$30.00 |
| Snow Removal: This includes all walks, all front & side porches/decks, all drives, and salting with photos | per property | included in IS & BWM; remove following a minimum of 3 inches of accumulation | \$30.00 |
| Leaf Raking & Removal: Spring cleanup once per year. Includes gutters and roof. | per property | included in IS & BWM; remove in accordance with local ordinances | \$50.00 |
| SAFETY | | | |
| Task/ Issue | Unit | Expectations | Commission |
| Cap Electrical Wires | ea outlet or area | included in II/IS & BWM | \$1.00 |
| Cap Gas or Water Lines | per line | included in II/IS & BWM | \$3.00 |
| Replace Electrical Panel Cover with Metal Latching Box: when no metal cover is available for re-use on site | ea | included in II/IS & BWM | \$25.00 |
| Apply Plywood (not OSB) to Other Surfaces (deck holes, siding holes, soffit holes, etc.) | utd inch (L+W) | included in II/IS | \$0.45 |
| Replace Outlet/Switch Covers: where required by local code | per outlet | included in II/IS | \$1.00 |
| Insert Knockout Fillers in Panel Box | each | included in II/IS | \$1.00 |
| Repair or Replace Step | per tread | included in II/IS & BWM | \$18.00 |
| Replace/Install Exterior Handrail (using 2x4's): Must have center rail and 4x4 end post if needed; 3 or more risers. | linear foot | included in II/IS & BWM | \$4.00 |
| Replace/Install Interior Handrail: Must use finished handrail molding and brackets; 3 or more risers. | linear foot | included in II/IS & BWM | \$4.00 |
| Replace/Install Exterior or Interior Guardrails: 30'or higher; 1x6 top and midrail attached to 2x4 or 4x4 if needed. | linear foot | included in II/IS & BWM | \$4.50 |
| Remove Exposed Carpet Tack Strips: This is included in the carpet removal price if we are removing carpet and tack strips. | linear foot | included in II/IS & BWM | \$0.50 |
| MECHANICALS & WATER | | | |
| Task/ Issue | Unit | Expectations | Commission |
| Winterization: normal or dry; do not perform services on property that is already frozen. | home | included in IS | \$75.00 |
| Dewinterization | home | as ordered | \$65.00 |
| Winterization: steam; do not perform services on property that is already frozen. | home | must be completed during IS for \$25 bonus | \$100.00 |
| Winterization: wet/radiant/hydronic/baseboard; do not perform services on property that is already frozen. | home | must be completed during IS for \$125 bonus | \$200.00 |
| Thaw Iced Pipes & Plumbing: Consult the document, "THAWING PROCEDURES" | home | as ordered | \$350.00 |
| Dehumidifier: Remains with property for the new owner. | ea | as ordered | \$190.00 |
| Sump Pump Replacement: Note that vendor can purchase from MFS Supply online for \$50 (2-3 days shipping). | ea | as ordered | \$125.00 |
| Pump Out Exterior Water: Pools, ponds, etc. On pools pump to 4 feet. | pool | as ordered | \$125 max |
| Pump Out Interior or Crawl Space: Includes pumping, squeegee, and de-humidifiers/fans until dry up to 1 ft of water. If over 1ft call office with bid. | area | as ordered | \$200 max |

MISCELLANEOUS

| Task/ Issue | Unit | Expectations | Commission |
|---|--------------------|----------------|------------------|
| Roof Tarp: Includes securing with fir strips; tarp only used for temporary fix until repairs can be made. | square foot | included in IS | \$0.25 max \$400 |
| Roof Patch/Repair: if shingles are used must match existing in color. | square foot | included in IS | \$0.75 max \$300 |
| Secure Gutter | linear foot | included in IS | \$1.50 |
| Replace Gutter | linear foot | as ordered | \$3.25 |
| Remove Gutter: damaged gutter not being replaced. | linear foot | included in IS | \$0.50 |
| Man Hours: evictions, court hearings, etc | per hour | as ordered | \$15.00 |
| Replace Floor Vent or Crawl Space Vent: if vent is present, contractor is expected to reinsert and secure. | each | included in IS | \$10.00 |
| Install Metal Transition Strip | each | included in IS | \$12.00 |
| Smoke/CO2 Detectors: where required by local code | per detector | as ordered | \$20.00 |
| Mold Mitigation | per area | as ordered | Bid |
| Fogging House: due to fleas, roaches, etc | per property/story | as ordered | \$26.00 |

NOTE that a reasonable amount ala carte services are included in the II/IS & BWM flat fee commission. Reference the work order verbiage for specific requirements & expectations. The pricing below should be used only as a guideline if the services needed at a property far exceed the service expectations. Keep in mind we expect that vendors to take some "bad with the good".