



Welcome to Frisco!

2025 NAMFS CONFERENCE

Our Industry, Our Voice, Our Organization

#FieldServiceExperts



Background: Inspection Timeframes and Expenses

Average Timeframes and Expenses*	Rural Interior***	Rural Exterior****	Non-Rural Interior***	Non-Rural Exterior****
Average total time to travel to**, complete, document, and report inspection from field	59+ minutes	33+ minutes	44+ minutes	18+ minutes
Average total supply chain expenses (Detail in Appendix B excludes labor and equipment)	\$29.63	\$27.49	\$20.67	\$18.53
Labor Cost – based on drive to property, time to complete service, and submit results (Detail in Appendix B assumes \$15/hr)	\$19.89	\$11.11	\$14.84	\$6.06

* Detail found in Appendix A and B (Source: October 2021 & 2024 NAMFS Industry Surveys)

**Travel to – reflects half of average travel time to and from the property (Source: October 2021 & 2024 NAMFS Industry Surveys)

***Subsequent Vacant Inspections (Excludes Initial Vacancy Inspection)

**** Property Identified as Occupied (Includes Non-Contact and Contact/Door Hanger)

Background: Inspection Expenses and Labor vs Allowables

Expenses and Labor Costs vs Allowables	RURAL INTERIOR	RURAL EXTERIOR	NON-RURAL INTERIOR	NON-RURAL EXTERIOR
2024 Total Expenses and Labor Costs* (excluding equipment)	\$49.52	\$38.60	\$35.51	\$24.59
2023 Total Expenses and Labor Costs* (excluding equipment)	\$43.39	\$34.77	\$30.82	\$22.20
Increase between 2024 & 2023 Expenses + Labor	\$6.13	\$3.83	\$4.69	\$2.39
Current Allowable (FHA):	\$45.00	\$30.00	\$45.00	\$30.00
Difference between 2024 Expenses + Labor and Current Allowable (LOSS)	(\$4.52)	(\$8.60)	\$9.49	\$5.41

**Costs continue to rise. Rural inspections
elevated at ~33%**

Cost Estimator & NAMFS Survey Comparison

Service	Blended Cost Estimator 2024*	NAMFS Preservation Survey 2024
Lock Change	\$ 114.15	\$ 115.75
Lockbox**	\$ 52.83	\$ 78.87
Padlock and Hasp	\$ 56.13	\$ 63.35
Boarding per UI***	\$ 1.22	\$ 0.96
Winterize Dry****	\$ 229.29	\$ 133.09
Winterize Wet****	\$ 329.98	\$ 335.61
Winterize Radiant****	\$ 536.25	\$ 465.68
Debris Removal	\$ 88.72 ⁴	\$ 113.65
PCR – Initial*****	\$ 100.07	\$ 85.05
PCR – Recurring*****	\$ 52.23	\$ 51.07

* **Blended Cost Estimator – 4 independent CE tools with prices for each service in 8 MSAs (2 per HOC - 1 urban & 1 rural)**

** **Lockbox CE assumes additional services in conjunction with install**

*** **Boarding CE reflects carpenter vs laborer rate**

**** **NAMFS Data excluded Pressure Test, utilized a Laborer vs Plumber Rate, and does not account for risk of service**

***** **PCR CE utilizes Specialized Claim Adjuster vs Laborer rate**

Background: Preservation Expenses w/Labor vs Allowables

Service	NAMFS Preservation Survey 2024	Current FHA Allowable	Difference
Lock Change	\$ 115.75	\$ 60.00	(55.75)
Lockbox	\$ 78.87	\$ 40.00	(38.87)
Padlock and Hasp	\$ 63.35	\$ 40.00	(23.35)
Boarding per UI	\$ 0.96	\$ 0.90	(0.06)
Winterize Dry (excludes pressure test)	\$ 133.09	\$ 100.00	(33.09)
Winterize Wet (excludes pressure test)	\$ 335.61	\$ 150.00	(185.61)
Winterize Radiant (excludes pressure test)	\$ 465.68	\$ 250.00	(215.68)
Debris Removal	\$ 113.65	\$ 50.00	(63.65)
PCR - Initial	\$ 85.05	\$ 35.00	(50.05)
PCR - Recurring	\$ 51.07	\$ -	(51.07)

Conclusion: Current allowables do not support the COST of the supply chain.

NAMFS

Whitepapers

MODERNIZATION OF ALLOWABLES

Winterization

The Need for Increased Compensation for
Winterization Services in the Mortgage Field
Services Industry



PCR, & Bids

Justifying Increased Pricing for Property
Condition Reports and Bids in the Mortgage
Field Services Industry

Debris Removal

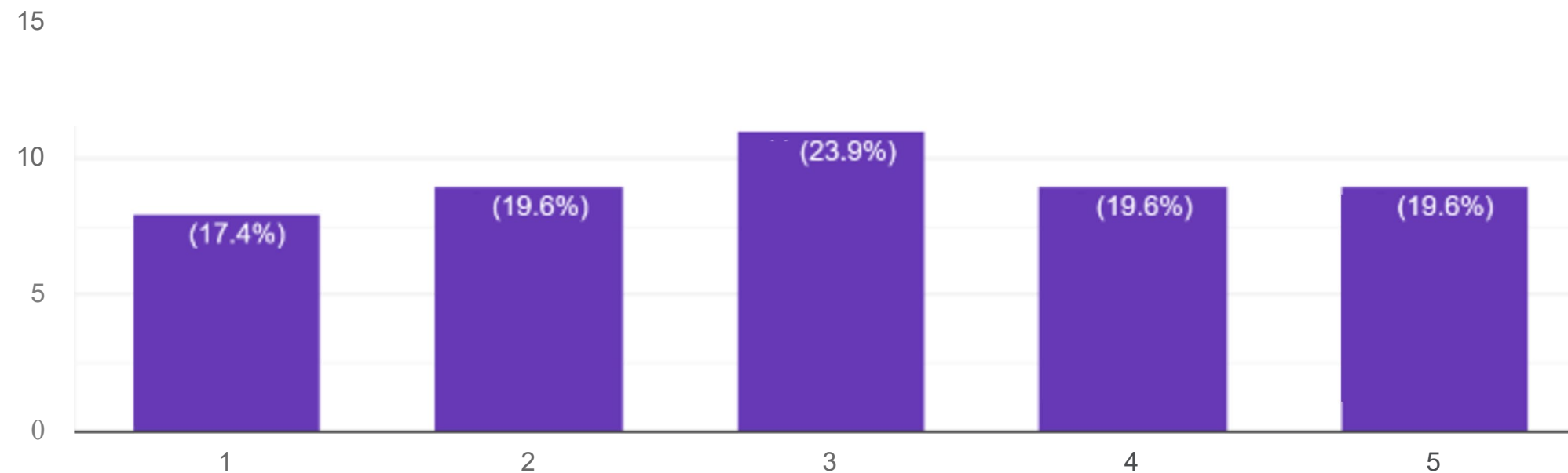
Modernizing Allowables for Debris Disposal
in the Mortgage Field Service Industry



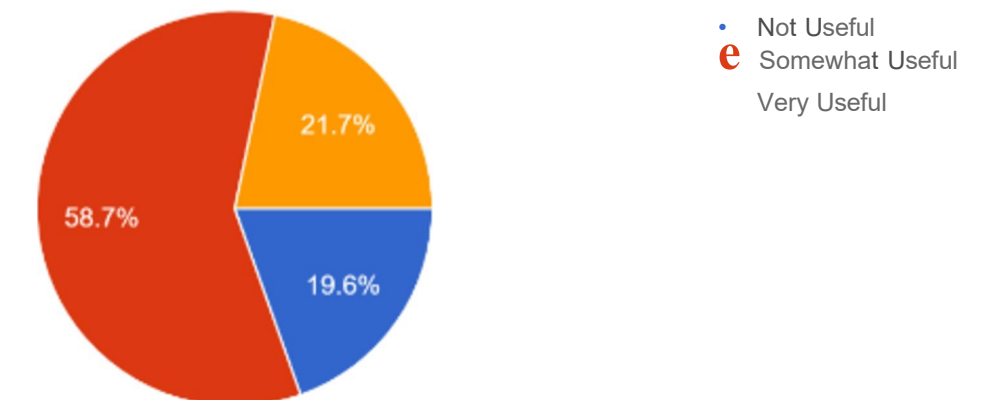
Future In Focus - Measuring Our Value

New Quarterly **ANONYMOUS** Survey

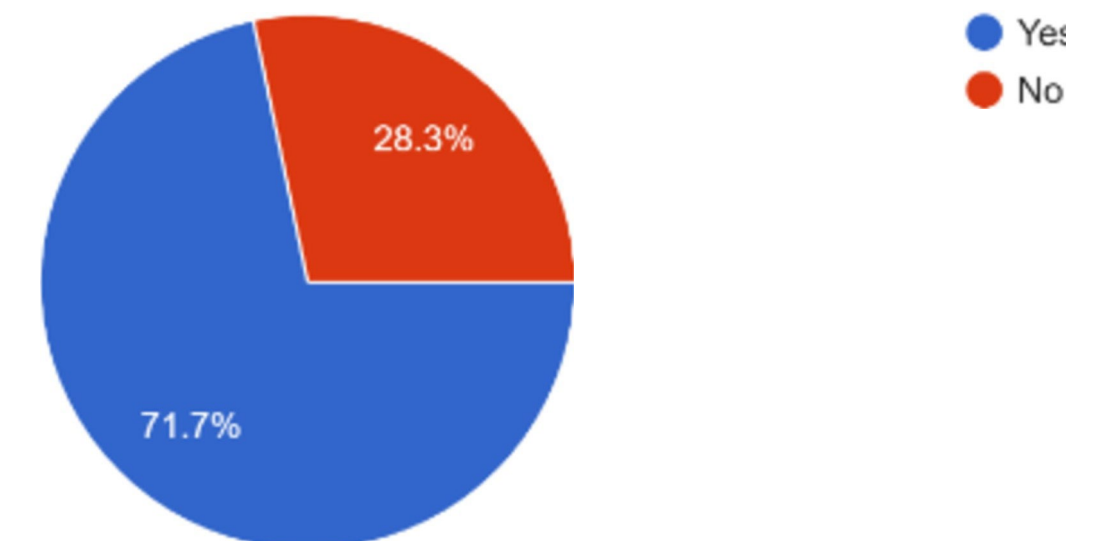
General Satisfaction On a scale of 1-5, how satisfied are you with your NAMFS membership? (5 being highest)



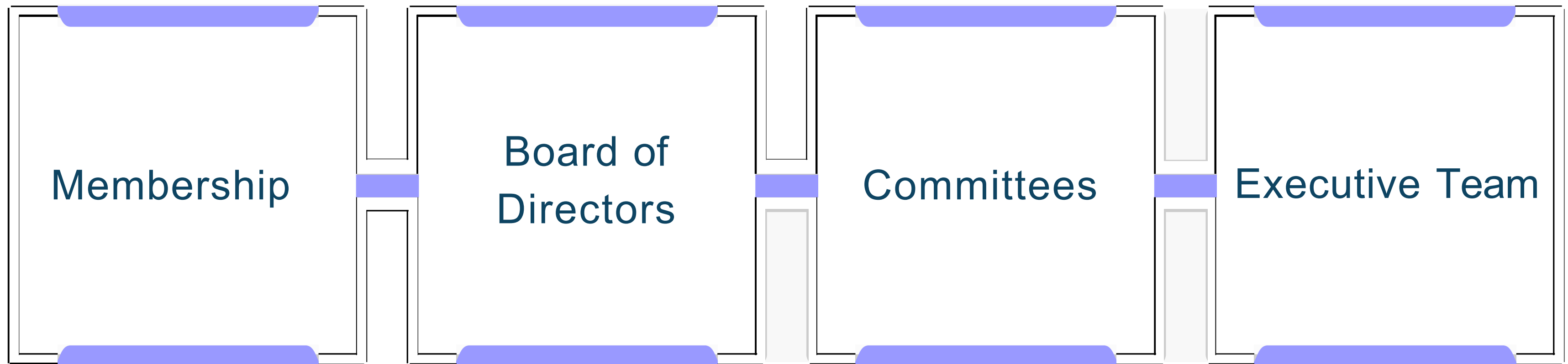
How useful do you find NAMFS resources (webinars, industry updates, compliance guides)? (Not Useful, Somewhat Useful, Very Useful)



Would you recommend **NAMFS** membership to others in the industry?



Organization - Understanding our Structure



Future In Focus - Structure Driving Our Priorities

Priorities as Provided

Pricing

Discounted Tech for Members

US vs. Off-Shore Companies

Membership Engagement

Expanded Membership

Marketing Materials/ Strategy

Information for New Members

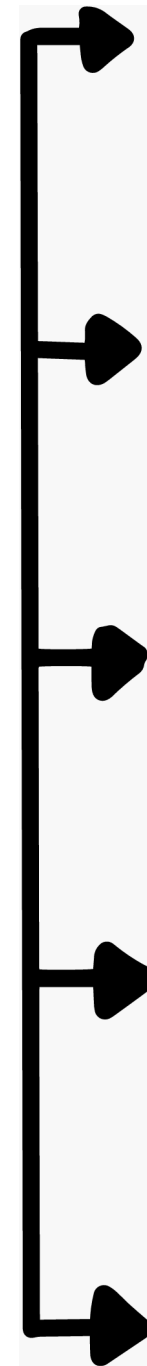
Insurance

Payment/ Performance

Path Forward - Focus/Ability is Key

Smaller Sub
committees:
Concentrate
on a Limited
Set of
Priorities

Executive
Committee





Open Forum

**Please be Professional &
Productive!**





Thank you

