

Life Expectancy Calculation Chart for Damage Special Claims

Project Name: _____ Contract Number: _____

Vacated Resident's Name: _____ Vacated Unit Number: _____

Move-out date: _____ Transfer Date: _____ Date of Death: _____

Item:	Does the damage exceed "Normal Wear & Tear"	How old is item?	Life Expectancy	Remaining Years left	Actual Cost to Repair/Replace	Cost to Tenant	Eligible Damage Claim Amount
	Verified by photos & OA certification. Photos must clearly identify the damaged item and include the location of item inside unit. Unit number must be written or typed onto photo.	Verified by MI/MO inspection report or Owner Certification or previous receipt showing unit number and when item was replaced.	Refer to HUD Appendix 5D. If item is not listed on this chart, owner must certify to the life expectancy of the item.	Life Expectancy - Item Age = Remaining years	Verified by invoice and/or receipt. Unit number must be included.	Verified by the itemized list of damages sent to tenant by certified mail.	Lesser of actual cost or tenant charge ÷ Life Expectancy x Remaining years left = Claim amount on HUD form
EXAMPLE:							
Door	yes	10 years	15 years	5 years	\$200	\$200	\$66.56