Life Expectancy Calculation Chart for Damage Special Claims

Project Name:	Contract Number:	Contract Number:			
Vacated Resident's Name:	/acated Unit Number:	_Move-out date:			

	T .	т .	T .	T .	T	T .	
Column #1	Column #2	Column #3	Column #4	Column #5	Column #6	Column #7	Column #8
Item Name:	Does the damage exceed "Normal Wear & Tear"? (Yes or No)	How old is item?	What is the Life Expectancy of the damaged Item?	How many years are remaining in the damaged item's life expectancy?	Actual Cost to Repair or Replace	Cost to Tenant	Eligible Damage Claim Amount
	Include labeled photos clearly identifying the damage and location of item. Unit number must be written or typed onto photo.	Provide the MI/MO inspection report or a previous receipt showing unit number and when item was replaced.	Refer to HUD Appendix 5D or estimate the life expectancy below.	Subtract the Item's Age from the Life Expectancy to equal the remaining years	Provide invoice and/or receipt clearly identifying the damaged item.	Provide the itemized list of damages sent to tenant by certified mail.	To calculate the amount of damages HUD will pay, use the following formula: Lesser of Column 6 or 7 Divided By Column 4 Multiplied by Column 5 Equals BOX 13 on HUD 52671-A
Example: Door	yes	10 years	15 years	15 years -10 years = 5 years	\$200	\$225	(\$200/15years) x 5year = \$66.66
<i>D</i> 001				3 years			
							TOTAL:
							TOTAL.

Appendix 5D

SAMPLE LIFE EXPECTANCY CHART *

Many major items have a predictable life span. A list of items and their life expectancy are listed below:

Hot Water Heaters	10 years	All units
Plush Carpeting	5 years	Family
	7 years	Elderly
Air Conditioning Units	10 years	All units
Ranges	20 years	All units
Refrigerators	10 years	All units
Interior Painting - Enamel	5 years	Family
	7 years	Elderly
Interior Painting – Flat	3 years	Family
	5 years	Elderly
Tiles/Linoleum	5 years	Family
	7 years	Elderly
Window shades, screens, blinds	3 years	Family, Elderly

^{*} If these items were in good condition at the time of move in, and it can be shown that damage, above the normal wear and tear has been sustained, then a damage claim can be submitted.