



INSPECTION PROS

A&R INSPECTION PROFESSIONALS, LLC

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410 • 562 • 3025

MFD Property Inspection Pricing Options

Exclusive Inspection Services Agreement

Effective Date: _____

This Agreement is entered into by and between A&R Inspection Professionals LLC, a Maryland limited liability company ("Inspector"), and the undersigned Client or Property Manager ("Client"), collectively referred to as the "Parties," effective as of the date of the initial inspection performed under this Agreement ("Effective Date").

Property Manager: _____

Company Name: _____

"PREFERRED" CLIENT OPTION:

Property Managers of One Multi-Family Dwelling Property

1. Exclusive Right to Inspect

Client hereby grants Inspector the exclusive right and first priority to perform all property inspections for the specified multi-family dwelling property under Client's management for a period of **three (3) years** from the Effective Date ("Term"). During the Term, Client shall not engage any other inspection service provider for such property without the prior written consent of Inspector.

2. Inspection Fee and Discount

The fee for inspections conducted under this Agreement shall be calculated at a **20% discount off Inspector's standard per-unit rate**, as published at the time this Agreement is executed. This discounted rate shall remain fixed for the duration of the Term, subject to adjustments only by mutual written agreement.

3. Scope of Services

Inspections shall be conducted annually, or at such other frequency as agreed upon in writing by the Parties. All inspections performed under this Agreement shall be governed by the terms and conditions herein.

4. Termination

Client may terminate this Agreement at any time by providing Inspector with at least **thirty (30) days' written notice**, delivered by email or certified mail. Upon termination, Inspector shall have no further obligation to perform services at the discounted rate referenced herein. Any future inspections requested by Client after termination shall be subject to standard pricing and a new written agreement.

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"PRIORITY" CLIENT OPTION:

Property Managers of Multiple Multi-Family Dwelling Properties

1. Exclusive Right to Inspect

Client hereby grants Inspector the exclusive right and first priority to perform all property inspections for all multi-family dwelling properties under Client's management for a period of **three (3) years** from the Effective Date ("Term"). During the Term, Client shall not engage any other inspection service provider for such properties without the prior written consent of Inspector.

2. Inspection Fee and Discount

The fee for inspections conducted under this Agreement shall be calculated at a **30% discount off Inspector's standard per-unit rate**, as published at the time this Agreement is executed. This discounted rate shall remain fixed for the duration of the Term, subject to adjustments only by mutual written agreement.

3. Scope of Services

Inspections shall be conducted annually, or at such other frequency as agreed upon in writing by the Parties. All inspections performed under this Agreement shall be governed by the terms and conditions herein.

4. Termination

Client may terminate this Agreement at any time by providing Inspector with at least **thirty (30) days written notice**, delivered by email or certified mail. Upon termination, Inspector shall have no further obligation to perform services at the discounted rate referenced herein. Any future inspections requested by Client after termination shall be subject to standard pricing and a new written agreement.

Please note that the fees for re-inspection of failed units are not subject to any discount program terms and/or conditions. The fee for re-inspection of failed units can be found on the price chart that accompanied this form.

Selection of Agreement Option

Please check one of the following:

- ☐ Preferred Client: One Multi-Family Dwelling Property, 3 years, 20% discount
- ☐ Priority Client: Multiple Multi-Family Dwelling Properties, 3 years, 30% discount
- ☐ No Option Selected / Agreement Not Applicable

A&R INSPECTION PROFESSIONALS, LLC

By: _____

Name: _____

Title: _____

Date: _____

Client / Property Manager

By: _____

Name: _____

Title: _____

Date: _____

Required Number of Units to be Inspected for Multi-Family Dwellings, Rooming Houses and Hotels

Based upon the Baltimore City Dept. of Housing and Community Development V 3. 7/6/22

Not all units within a Multi-Family Dwelling, Rooming House or Hotel must be inspected. Below is guidance on the **Number of Units** to be Inspected in these types of properties.

The number of units to be inspected must be distributed among different buildings and floors within the property. Vacant units can be chosen for inspection.

Number of units on parcel	Required number of units to be inspected	Standard Price per unit	Preferred Client Price per Unit (-20%)	Priority Client Price per Unit (-30%)
9 or less	All	\$125	\$100	\$87.50
10-13	10	\$120	\$96	\$84
14-16	11	\$116.50	\$93.20	\$81.55
17-20	12	\$113	\$90.40	\$79.10
21-30	13	\$109.50	\$87.60	\$76.65
31-50	14	\$106	\$84.80	\$74.20
51-60	15	\$102.50	\$82	\$71.75
61-75	16	\$99	\$79.20	\$69.30
76-100	17	\$95.50	\$76.40	\$66.85
101-125	18	\$92	\$73.60	\$64.40
126-150	19	\$88.50	\$70.80	\$61.95
151-200	20	\$85	\$68	\$59.50
201-250	22	\$83	\$66.40	\$58.10
251-300	24	\$81	\$64.80	\$56.70
301-500	26	\$79	\$63.20	\$55.30
500 or more	28	\$77	\$61.60	\$53.90

Re-inspection of failed units will incur a fee of **\$50** per unit. There will also be a single **\$50** Travel fee included in the re-inspection invoice.

CUSTOM RATE OFFER

Offer per unit: _____ Authorized by: _____ Date: _____