



File No. _____
Case No. _____

AGREEMENT FOR APPRAISAL SERVICES

1. **PARTIES** _____, Client hereby agrees to employ The Maine Appraisal Company, Appraiser
 2. **PROPERTY** located in _____ County, State of Maine, legally described as Registry Of Deeds: _____
ADDRESS _____ herein called **Property**.

The Appraiser agrees to provide a written:

APPRAISAL REPORT

RESTRICTED APPRAISAL REPORT

It will conform with and be subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Uniform Standards of Professional Appraisal Practice (USPAP) 2024.

3. **The purpose of this appraisal is to determine the market value of the subject for:**

Estate Settlement

Co-Owner Buyout

Divorce Settlement

Pre-Listing

Establish Cost Basis

Other

4. **COMPLETION** of the appraisal shall be by _____ subject to unforeseen circumstances or conditions beyond the control of the Appraiser. The number of copies to be prepared is one PDF delivered via e-mail.

5. **PAYMENTS FOR SERVICES:**

AGREED FEE. Client agrees to pay Appraiser a cash fee of \$ _____. Payment can be made via Cash, Check, Venmo, or Credit Card.

LITIGATION. In the event the Appraiser is called upon, voluntarily or otherwise, to testify in court of deposition regarding the Appraisal Report herein, Client agrees to pay an additional sum of \$ _____ for each hour plus the Appraiser's usual and customary expenses.

CANCELLATION. There is no penalty for cancellation prior to the date of the property visit. However, once the property has been visited and the appraisal started, there are no refunds. Payment due at the time of the property visit.

All sums due hereunder shall be paid prior to the delivery of the Appraisal Report to the Client. The Appraiser's fee is in no way based on the opinion of value of the appraised Property, and all sums hereunder are due and payable regardless of the amount of the opinion of value. In the event it is necessary to employ an attorney to collect any sums due herein, the Client agrees to pay reasonable attorney's fees and court costs expended by the Appraiser.

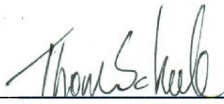
6. **AUTHORITY.** The appraiser and his subcontractors are hereby authorized to make on-site inspections of the subject property at all reasonable times to obtain supporting property data, including but not limited to: Building plans, plats, deeds, legal descriptions, abstracts, leases, and options. Further to interview the Client's attorneys, managers, agents, present and prospective tenants. To be furnished copies of relevant information, to copy same and use as documentation for the Appraisal Report or Restricted Appraisal Report. To obtain such information that in the Appraiser's judgment may be relevant to the appraisal. CLIENT'S AUTHORITY to execute this agreement is hereby warranted, and that client is either the owner of the subject property or has the authority of the owner to enter into this agreement.
7. **CONDITIONS.** The Appraisal Report shall be subject to the Appraiser's conditions and limitations standard form or as shown in attachment hereto. The Appraisal Report will be prepared for the sole exclusive use of the Client and listed intended users, and shall not be reproduced, printed, or distributed in any manner without the written consent of the Appraiser, as it consists of "trade secrets and commercial and financial information" which is privileged and confidential and exempted from disclosure under 5USC(b)(4).
8. **WARRANTIES AND INDEMNITY.** The appraiser does not make any warranties or guarantees of any kind regarding the condition of the property, the sufficiency of title, areas, and boundaries, mechanical and structural conditions of the improvements, and with the agreement that the Appraisal Report represents the Appraiser's opinion of value only, without any warranty that the property will sell for the appraised value. Client agrees to indemnify Appraiser, his employees, and independent contractors from all claims, suits, and charges of any nature that may arise out of this agreement.
9. **ADDITIONAL AGREEMENTS:**

Signature

Client

Address

Telephone



Signature

Thomas P. Scheele

Appraiser

125 Forest Ave Suite 11534, Portland, ME 04101

Address

207-387-0898

Telephone

Restricted Report Only: By signing above, the Client acknowledges the following: They have been informed, prior to the completion of the appraisal, if the report being delivered is a Restricted Appraisal Report, it is intended only for its intended use by the client and any identified intended users. The purpose of the appraisal is to determine the subject property's market value for the above stated intended use and is not intended for public publication. The client understands the limited utility of the Restricted Appraisal Report and its limited application to only the specified use. The client has been informed that this report cannot be properly understood without additional information contained in the appraiser's workfile. However, the workfile is available for inspection by the client, and such third parties as may be authorized by due process of law, and as required by USPAP compliance.