

**I. Parties and Property**

**A.** Contractor:  
Contractor Address:  
Contractor License Number:

**B.** Property Owner:  
Owner Address:

**C.** Property Name:  
Property Address:

**D.** Date of Agreement:

**II. Description of Work**

The Work described below shall include all necessary labor, equipment, and materials for the completion of the agreed work by the Contractor. The Contractor agrees to complete the Work to the provided specifications.

[Description]

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**III. Contract Payments**

**A.** The total payment from the Owner to the Contractor is fixed at \_\_\_\_\_ [Price]. The total payment shall not exceed this amount.

**B.** Payments shall be made by \_\_\_\_\_ [Method].

**C.** Upon the signing of this contract, the Owner agrees to pay a deposit of \_\_\_\_\_ [Price] to the Contractor.

**D.** Payments will be made on \_\_\_\_\_ [Scheduled Dates]. They will be a minimum of \_\_\_\_\_ [Price] per individual payment and shall not exceed \_\_\_\_\_ [Price].

**E.** Payments shall not begin from the Owner to the Contractor until \_\_\_\_\_ [Agreement] has been signed by both parties.

**F.** Failure to pay will result in Breach of Contract. Ongoing construction will halt and Owner agrees to pay \_\_\_\_\_ [Fee].

**G.** Final payment will release both parties from the terms of the contract. The Contractor agrees to release Owner from any liability not written in legal documentation before this time. The Contractor is still liable to a Breach of Contract resulting from incorrect materials, construction, or other deviations from Section II.

#### **IV. Materials and Labor**

**A.** The Contractor agrees to pay for all materials and equipment necessary for the correct completion of the Work detailed in Section II.

**B.** All materials and equipment must be new and in working condition.

#### **V. Start Date and Completion Date**

**A.** The Contractor agrees to begin construction on \_\_\_\_\_ [Date].

**B.** The Contractor agrees to complete construction on or before \_\_\_\_\_ [Date].

#### **VI. Licenses and Permits**

**A.** The Contractor agrees to obtain all legally required licenses and permits before the start of the Work. All associated fees will be paid for by the Contractor.

**B.** The Contractor agrees to pay for any and all required government inspections.

**VII. Subcontracts**

**A.** The Contractor is responsible for the hiring and wages of any and all subcontractors required for the completion of Work. Subcontractors must have any required training and/or licenses for the completion of Work.

**B.** The Contractor is responsible for any and all injuries caused to subcontractors during the completion of Work.

**C.** The Contractor will be held liable for any damage to the Property by subcontractors, or by any and all negligence by subcontractors to complete the Work to the specifications outlined in Section II.

**VII. Changes to Work**

**A.** The Owner is not required to pay any additional fees caused by unauthorized changes to the Work outlined in Section II.

**B.** Any changes, alterations, or modifications to the Work will require a separate contract for completion. The Contractor must complete all Work by the required dates and may not delay construction if both parties do not provide written agreement to an amended contract.

**VIII. Warranty**

**A.** The Contractor guarantees any structures, furnishings, and other materials involved in the Work for a period of [Number] years.

**IX. Signatures**

I agree that I had read this contract and am bound to its terms and conditions.

**Owner**

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**Contractor**

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