

YOUR BUSINESS NAME

CONTRACTOR AGREEMENT

AGREEMENT #

AGREEMENT DATE

COMPLETION DATE

CONTRACTOR

CLIENT

JOB ADDRESS

START DATE

SUBSTANTIAL COMPLETION

1. SCOPE OF WORK

Anything not listed above is excluded, including permits, disposal, remediation of hazardous material, and repair to structure found behind existing finishes, unless stated otherwise.

2. PRICE AND PAYMENT

CONTRACT PRICE

PRICING BASIS

3. CHANGE ORDERS

Any change to the scope must be agreed in writing and priced before the work is performed. An approved change order adjusts both the contract price and the completion date. Verbal changes are not binding on either party.

4. SUBSTANTIAL COMPLETION

The work is substantially complete when it is usable for its intended purpose, with only minor items outstanding. The parties will agree a punch list at that point, and final payment is due on substantial completion less a reasonable holdback for punch list items.

5. DELAY

Neither party is liable for delay caused by weather, material shortage, permit or inspection timing, or acts of the other party. The completion date extends by the length of any such delay.

6. PERMITS, INSURANCE AND LICENSE

The contractor will pull the permits listed in the scope and carries general liability insurance and, where required, workers compensation. A certificate of insurance is available on request. The contractor holds the license number shown above where the work requires one.

7. WARRANTY

The contractor warrants workmanship for one year from substantial completion. Manufacturer warranties on materials pass through to the client. The warranty does not cover damage from misuse, neglect, or work performed by others.

8. TERMINATION

Either party may terminate on written notice. On termination the client pays for work performed and materials ordered up to that date, plus any non refundable costs already committed.

9. DISPUTES

The parties will attempt to resolve any dispute directly before starting any proceeding. This agreement is governed by the law of the state where the job is located.

SIGNATURES

Contractor

Client

Print name and date

Print name and date

This template is general information, not legal advice. Residential contracting rules are set at state level and often require specific notices, cancellation rights and license disclosure. Have a construction attorney in your state review this once before you use it on a job where real money is at stake.