

DRAW SCHEDULE CHART

Twelve contract sizes against three to eight progress draws, with what the deposit and the final payment come to, and what changes when retainage is held from each draw.

A draw schedule is the payment half of the contract. It says what is paid at signing, what is paid as the work progresses, what triggers each payment, and what is held until the job is accepted. Written badly it is the single most common cause of a fight at the end of a residential job.

The arithmetic here is straightforward: a deposit percentage, a final payment percentage, and the rest divided across the draws. What makes it work is not the arithmetic but tying each draw to a visible milestone that both sides can stand in front of and agree has happened.

Each progress draw, by contract size and number of draws

Contract	3 draws	4 draws	5 draws	6 draws	8 draws
\$25,000	\$6,666.67	\$5,000.00	\$4,000.00	\$3,333.33	\$2,500.00
\$50,000	\$13,333.33	\$10,000.00	\$8,000.00	\$6,666.67	\$5,000.00
\$75,000	\$20,000.00	\$15,000.00	\$12,000.00	\$10,000.00	\$7,500.00
\$100,000	\$26,666.67	\$20,000.00	\$16,000.00	\$13,333.33	\$10,000.00
\$150,000	\$40,000.00	\$30,000.00	\$24,000.00	\$20,000.00	\$15,000.00
\$200,000	\$53,333.33	\$40,000.00	\$32,000.00	\$26,666.67	\$20,000.00
\$250,000	\$66,666.67	\$50,000.00	\$40,000.00	\$33,333.33	\$25,000.00
\$300,000	\$80,000.00	\$60,000.00	\$48,000.00	\$40,000.00	\$30,000.00
\$400,000	\$106,666.67	\$80,000.00	\$64,000.00	\$53,333.33	\$40,000.00
\$500,000	\$133,333.33	\$100,000.00	\$80,000.00	\$66,666.67	\$50,000.00
\$750,000	\$200,000.00	\$150,000.00	\$120,000.00	\$100,000.00	\$75,000.00
\$1,000,000	\$266,666.67	\$200,000.00	\$160,000.00	\$133,333.33	\$100,000.00

Ten percent deposit at signing and ten percent final payment at completion, with the remaining eighty percent split evenly across the draws. No retainage held.

The full schedule at four draws

Contract	Deposit at signing	Each of 4 draws	Final payment
\$25,000	\$2,500.00	\$5,000.00	\$2,500.00
\$50,000	\$5,000.00	\$10,000.00	\$5,000.00
\$75,000	\$7,500.00	\$15,000.00	\$7,500.00
\$100,000	\$10,000.00	\$20,000.00	\$10,000.00
\$150,000	\$15,000.00	\$30,000.00	\$15,000.00

Contract	Deposit at signing	Each of 4 draws	Final payment
\$200,000	\$20,000.00	\$40,000.00	\$20,000.00
\$250,000	\$25,000.00	\$50,000.00	\$25,000.00
\$300,000	\$30,000.00	\$60,000.00	\$30,000.00
\$400,000	\$40,000.00	\$80,000.00	\$40,000.00
\$500,000	\$50,000.00	\$100,000.00	\$50,000.00
\$750,000	\$75,000.00	\$150,000.00	\$75,000.00
\$1,000,000	\$100,000.00	\$200,000.00	\$100,000.00

Deposit and final payment both 10 percent. Several states cap what a residential contractor may take as a deposit, commonly at 10 percent or a fixed dollar amount, whichever is less.

The same schedule with 10 percent retainage held from each draw

Contract	Deposit	Each draw, net	Final payment	Retainage released
\$25,000	\$2,500.00	\$4,500.00	\$2,500.00	\$2,000.00
\$50,000	\$5,000.00	\$9,000.00	\$5,000.00	\$4,000.00
\$75,000	\$7,500.00	\$13,500.00	\$7,500.00	\$6,000.00
\$100,000	\$10,000.00	\$18,000.00	\$10,000.00	\$8,000.00
\$150,000	\$15,000.00	\$27,000.00	\$15,000.00	\$12,000.00
\$200,000	\$20,000.00	\$36,000.00	\$20,000.00	\$16,000.00
\$250,000	\$25,000.00	\$45,000.00	\$25,000.00	\$20,000.00
\$300,000	\$30,000.00	\$54,000.00	\$30,000.00	\$24,000.00
\$400,000	\$40,000.00	\$72,000.00	\$40,000.00	\$32,000.00
\$500,000	\$50,000.00	\$90,000.00	\$50,000.00	\$40,000.00
\$750,000	\$75,000.00	\$135,000.00	\$75,000.00	\$60,000.00
\$1,000,000	\$100,000.00	\$180,000.00	\$100,000.00	\$80,000.00

Retainage comes off the progress draws only, not off the deposit or the final payment, and is released at closeout. Compare the net draw column against the previous table to see what the holdback actually costs in cash flow.

Every figure on this sheet was produced by the same calculator that runs at contractorhandbook.com, free and with no signup.

These are estimating figures for ordering and pricing, not engineering. Nothing here sizes a structural member, checks a load, or replaces local code, a permit, or a manufacturer's installation instructions. Where a rule of thumb is doing the work it is written into the notes under each table rather than hidden.