

HOME RENOVATION AGREEMENT PDF, EPUB, EBOOK



Renovation Contracts: Towards a Worry-Free Relationship with Your Contractor

Delays happen and an eight-week job wraps up in nine. But if the project drags on for months, written start and end dates will help make -- or defend -- your case in the event of a legal dispute. Make sure the contract states that any changes affecting the cost of the job must be priced in writing and countersigned by both the contractor and homeowner before that work commences. Written change orders also help you update your budget and resist the frequent urge to expand the job. Many remodeling contracts contain a clause that stipulates that an arbitrator, rather than a judge, will resolve disputes.

This clause can save you time and money because a court fight is expensive, even if you win. Before you sign the contract, research the arbitrator named. Warranties often are loaded with exclusions and time limits that favor the contractor, not you. Frequently, state statutes provide better protection, which you forfeit if you accept less from the contractor. Skip to content. Top Spotlight. Check Contract Basics The basic job of a contractor agreement is to spell out the scope of the project's work. The contract should state: That the contractor will secure all necessary permits and approvals. What the payment schedule will be. Start and end dates for the project.

Final payment should be enough money -- up to one-third of the total cost of the project -- to make sure the contractor returns to correct unfinished details. Keep back enough money to hire someone else to finish the work if things go south with your contractor. Construction contracts are typically paid out when certain agreed upon milestones are met, as a percentage of completion, on a cost-plus percentage basis or at the end in a lump sum, once the work is completed. How, when and how much you should pay the contractor should be explicitly defined in the contract.

The list of payment dates and corresponding milestones is referred to as the Payment Schedule. Make sure that you are invoiced at each interval and that the receiver of the payment signs off upon receipt of each payment. A good practice is to take a photo of each check. In many states, the amount a contractor can request upfront as a down payment is limited. Be sure to check local laws pertaining to the allowed amount and corresponding calculation. A request for an unusually large amount may be illegal, and is a sign that the contractor may be experiencing financial difficulties. An indemnity clause may protect a homeowner from liability should someone become injured on his property during the construction project. Check your state laws for the rules on construction contract indemnification provisions. Defining a start date and the duration of a project is important for establishing expectations so that your contractor has an idea of the schedule you have in mind.

Always include an agreed upon start date and an approximate end date for the project. Understandably, inclement weather may cause you to add a few days for exterior projects. A professional contractor should have no issue standing behind his work product. Always include a reasonable warranty section within a contract to make sure that the work is performed as expected. An example would be a clause for the waterproofing of a deck. In states such as California, the rains fall only during the winter months. A newly waterproofed deck could not be thoroughly tested if it were built in the spring. Should the contractor deny this request, it would be wise to move on and find one who would accommodate your concerns. Keep in mind that fair minded contractors may be willing to offer extended warranties, at a reasonable cost. For more information on warranties, read Key Concepts of Construction Warranties. In the event there is a dispute about your contract or the project, it helps to have an agreed upon process to remedy the situation.

An agreement to arbitrate with a mutually agreed upon mediator and venue should be included in the contract. It is imperative to ask for proof of liability and workers compensation insurance from both the general contractor and all subcontractors working on your property. For more information on insurance requirements, see How to Select a Qualified and Trustworthy Contractor. All miscellaneous items can be captured in a General Conditions section. Any items that are unique to your property should be captured here. Below are some examples: Your email address will not be published. Save my name, email, and website in this browser for the next time I comment. Components of a Renovation Contract Here are the key components of a home improvement contract that should always be included and supported with explicit details.

Scope of Work Define your Scope of Work clearly and carefully to eliminate questions or ambiguity once your project begins. The Scope of Work should also be specific about: Materials used Services which will be provided; and Services that will not be provided Get as granular as possible, especially when you know what you want. A well written Scope of Work should leave nothing to question. Payment Schedule Construction contracts are typically paid out when certain agreed upon milestones are met, as a percentage of completion, on a cost-plus percentage basis or at the end in a lump sum, once the work is completed.

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Home Remodeling Contract Template - PDF Templates | JotForm

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Protect your tenants — and yourself — with a well-thought-out agreement. Clearly outlining your terms and conditions can help avoid bigger issues in the long run. Easily update terms and conditions, input tenant details, change fonts and colors, or add your agency logo to make the documents extra professional. Collect e-signatures for contracts, integrate with Google Sheets to instantly create a spreadsheet of tenant details, or use an autoresponder to instantly send signed contracts back to your tenants. Our Real Estate PDF Templates automatically turn form responses into polished documents, helping you manage a large number of tenants, securely collect essential documents, reduce the risk of human error, and save the planet by cutting out paperwork.

Protect the landlord and the tenant by using this legally-binding Short Term Rental Agreement template. This template contains all the information needed when renting a property. This month to month lease agreement PDF template contains the most common information needed that makes a month to month lease contract effective and binding between parties. This Construction Bid Proposal PDF Template contains an introductory cover page and letter, with the basic contents on what a Construction Bid proposal may contain and the design of your proposals to be presented to potential clients. Why spend hours or days in building your residential contract from scratch when you can use this on-the-fly lease contract and have your contract in a few minutes? Simply fill in some needed details, download, print! This is easily customizable as well. Reduce the time in building your own 30 day notice to landlord letters with the help of this 30 Day Notice to Landlord PDF template.

Just enter the necessary information and let the rest of the information and the manner in the content be provided for you! You can use this studio rental agreement sample for collecting renter's name, date of rental, renter's signature. Then, all you need to do is open the JotForm's PDF editor and add your own branding to the design that we have prepared with this sales quote form. If you are in a hurry in wanting to have a lease extension contract, or if you want to get an idea on what an extension of lease agreement would look like, you do not have to search further.

Just copy the template to your JotForm account and have it in just a few seconds! This template is easy to use and can be customized effortlessly. In this California Room Rental Agreement PDF template, you will find a very comprehensive and detailed content for a contract that is compliant to the laws of the State of California. Get down to business immediately with this owner financing contract template and Stop thinking on what to put on your agreement for your sale of your property.

Create a harmonious relationship between the lessee and the lessor by using this Florida Condo Lease Agreement. This PDF template contains all necessary information when leasing a property in the State of Florida. Authenticate your employment to the company by using this Employment Verification Letter for Apartment Rental. This letter is one of the requirement when moving to an apartment. As a landlord, you can receive your notices via email and print it for filing for record purposes. As a tenant, you can simply have this form and notify your landlord for your intention to vacate. Copy this template to your JotForm account and start creating your documents for free!

A Sublease Agreement is a contract used by a tenant to lease a portion or the entire premises of a property that the tenant is also renting, which is known as subletting, to a third party for a specific period within the limit of the lease agreement between the Tenant and the Landlord. In such case, the Tenant becomes a Sublandlord as he becomes a lessor and lessee at the same time.

As an accessory to the main contract of lease between the landlord and the tenant, the provisions on a Sublease Agreement will also be dependent to the main lease agreement. These agreements may be used on residential or commercial agreements, depending on the lessor or landlord. Feel free to use this template for your leasing business. This Construction Invoice Template contains information about the client, the invoice, job description, project description, payment method, and total amount.

A mobile home is commonly understood to be defined as a detached residential furnished dwelling ready for occupancy that is designed to be transported from one place to another. Travel trailers are not the same as mobile home. Unlike trailers, mobile homes are designed to be in a place for long term period in a certain place, whereas trailers are designed to be moved constantly to different places. Generally, a mobile home is a movable property, unless the owner of the land intends the home to be situated in such fixed place in a permanent manner. Selling mobile homes can be quite challenging. When it is being sold on a leased land, it cannot be considered as real property. Hence, Real estate agents cannot sell this or pass it as a real estate.

This allows those who wish to use this template to better modify its contents, depending on the clauses that one may wish to insert. This Mobile Home Sales Agreement PDF Template can be flexible, but with fixed elements which the user may simply fill up on the associated form in order to produce the document on the fly. If you own a property for lease in Florida, this is a sample that you can make use of. A roommate rental agreement is a legally binding contract used by landlords and roommates to establish rules regarding rent and utilities, property damage, and household duties.

Track the payments made by your tenants by using this Landlord Rent Receipt. It is advisable to create two copies of the receipt, one for the tenant, and one for the landlord. Hello FREE. Search for template x. Home Remodeling Contract Template. Expand Collapse. Home Remodeling Contract. Contractor Information. Curabitur in l. Orange, California, Contractor's Email. Client Information. Owner Name. To reduce disputes where one party infers something or has tacit knowledge that is not obvious to the other party, craft an easy to understand scope. The Scope of Work should also be specific about. Get as granular as possible, especially when you know what you want. Define brands, material types and product numbers when available and known. Also be sure to incorporate any key features that may have been casually confirmed as in-scope, no matter how small.

Light switches are a perfect example of requirements that need precise details, as there are a wide range of price points and features to choose from. Without explicit specifications, the contractor can legally state that the completed work met the requirements of the contract. Paint selection and expectations are another good example. Contracts should clearly state which items will be the responsibility of the homeowner or the contractor, for selecting and purchasing. Example: Contractor will be responsible for purchasing all bedroom doors, homeowner will be responsible for purchasing all door hardware and accessories this includes but is not limited to rails, hinges, door handles deadbolts, etc. The best Scope of Work documents that we have seen usually have an appendix set up as a matrix with all of the items listed. When all is said and done, any item beyond a well-documented Scope of Work should be considered a Change Order, for which a process should also be established to handle.

Also make sure to include a clause that states that work must be performed in accordance with local Building Code Laws and Ordinances. Specify who will be responsible for pulling any necessary permits. If your local jurisdiction allows either the homeowner or contractor to pull permits, be sure to understand the implications of this assignment of responsibility. For more information on permits, see Renovation Permits Construction contracts are typically paid out when certain agreed upon milestones are met, as a percentage of completion, on a cost-plus percentage basis or at the end in a lump sum, once the work is completed. How, when and how much you should pay the contractor should be explicitly defined in the contract. The list of payment dates and corresponding milestones is referred to as the Payment Schedule. Make sure that you are invoiced at each interval and that the receiver of the payment signs off upon receipt of each payment.

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Check your state laws for the rules on construction contract indemnification provisions. Defining a start date and the duration of a project is important for establishing expectations so that your contractor has an idea of the schedule you have in mind. Always include an agreed upon start date and an approximate end date for the project. Understandably, inclement weather may cause you to add a few days for exterior projects. A professional contractor should have no issue standing behind his work product. Always include a reasonable warranty section within a contract to make sure that the work is performed as expected.

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How to Write a Contract for a Home Renovation (with Pictures)

For more complex projects, it is a good idea to seek the advice of a construction lawyer on the terms and conditions of your contract with the contractor. Generally, internal renovations do not require approvals from the local authorities. However, external renovations, additions or expansions to your home or building are likely to require the submission of plans and drawings to the local authorities under the provisions of the Street, Drainage and Building Act and the Uniform Building By-Laws. Failing to obtain the necessary approvals will render you liable to fines and your extensions liable to demolition, especially if complaints are made by your neighbours.

For any significant external renovations, it is best to engage the services of an architect or interior designer who is familiar with local council submissions. In gated and guarded communities, house owners are often bound by a Deed of Mutual Covenants. These rules generally impose restrictions on the type of external renovations that can be carried out with the objective of maintaining uniformity in the facade of the houses in the community. In residential or office towers, notice may have to be given to the JMB or MC and a deposit may need to be paid to cover any dirtying of or damage to common property. Close supervision of the works is likely to produce the best results. Even if you have engaged an architect or interior designer, it is best that you as the owner or your representative frequently visit the site to check on the progress and quality of the works.

Regular inspections throughout the renovation period will encourage the contractor to keep to the timeline and will allow any works which are not satisfactory to be addressed and remedied immediately. Owners are advised to take plenty of photographs of the works to document the progress. All meetings with the contractor should be noted down, and any correspondence with the contractor should be recorded and kept. This is especially important when issues such as price or variations are discussed and agreed upon. Lastly, pay promptly when payments are rightfully due. Non-payment or delayed payment may result in the contractor slowing or stopping work until receipt of payment. This will also have the unavoidable effect of spoiling your relationship with the contractor.

Treat your contractor with respect and kindness, and you may find him going the extra mile for you. If the contractor is not performing as agreed and expected, immediately communicate your dissatisfaction to the contractor. Be professional about the matter — state the shortcomings and agree on a course of action to remedy the problem. You may discuss your grievances verbally, but always follow up in writing, whether on paper, by email or even over Whatsapp. If you cannot agree on the problem or the solution, or if the contractor demonstrates that he is unable or unwilling to rectify the problem, you should consider terminating the engagement. In such circumstances, terminating the contract is likely to save you more losses and delays in the long run. This would also be a good time to speak to a lawyer on your rights against the contractor and liabilities that may arise from the termination.

Once the contractor has completed his works, arrange for a joint inspection of the works and carefully identify all the defects that you require the contractor to rectify. This is most efficiently done by recording the defects on the construction drawings for the contractor. Some contracts will have a defined Defect Liability Period DLP , which refers to the period during which the contractor remains liable to rectify all defects found.

In the event the contract does not have a specified DLP, the defects need to be identified within a reasonable period, but better as soon as possible. Practically, it is best to identify the defects and have them rectified before the final payments are made and before the retention sum is released. In the event the contractor refuses to rectify the defects after reasonable opportunity is given, the owner can proceed to engage another contractor usually called a 3rd party contractor to finish off and rectify whatever is outstanding. The cost of engaging the 3rd party contractor for that purpose can be set-off against any balance outstanding due to the original contractor or the retention sum. In the event that the cost exceeds the unpaid balance, the difference can be demanded and claimed from the original contractor.

Here are useful answers to some commonly asked questions: What are the indicators of a trustworthy contractor? What are the issues to be discussed with the contractor prior to the commencement of work? Three main issues which require clarity and agreement are: i the scope of the works — exactly what you want the contractor to do; ii the contract price — how much the contractor will be paid; and iii the duration of work — when the work will start and finish. Co-authored by Clinton M. Part 1. Type the contract using a computer. Contracts should always be typed - never handwritten. This protects against any ambiguities that could arise through interpretation of sloppy penmanship.

If you are using a pre-made contract template, strike through any unused areas with a heavy black pen or marker. Write the introduction. This needs to include the name of the contractor, the name of the company if those are different , and what type of business the contractor is--a corporation, an LLC, partnership, etc. If you will be referring to the contractor as "contractor" throughout the body of the contract, state this in the introduction.

Include the homeowner's name and information. Contact information should be provided for the homeowner, and it should specify how the owner will be referred to throughout the contract - for example, "owner. Describe in general the work to be performed. Generally explain what the project is. Include the estimated project schedule. For all projects, specify a start and end date, along with target dates for the completion of important phases of the work. You need to go into some detail about this. It doesn't make sense to have the same penalty for a rain delay as for a

mistake on the contractor's part. Don't try and gain an unfair advantage with respect to delay provisions. If a court sees that your contract penalizes the contractor for something that isn't his fault--a rain delay, for instance--they are less likely to uphold the contract.

If your project is so large that you can't figure out a foreseeable end date, it is almost certainly very complex, and you need to have an attorney draw up your contract. Describe the materials that will be used. This is one place where you need to be as specific as possible. Many a contractor has fallen into dispute with a homeowner because the contractor uses materials he thinks are equivalent to the original, while the homeowner disagrees. Lay out a procedure in the event of an inability to get certain preferred materials. Materials and equipment will inevitably get damaged, lost, or stolen during the life of the project. If and when that happens, you need to have in writing who bears the responsibility and cost for replacing the necessary supplies. Decide who procures licenses and permits. In most jurisdictions, you will need permits and licenses in order to undertake any moderate to large scale renovation project. Decide in advance who is responsible for procuring those licenses and permits.

Make sure the contractor bears responsibility for violating building codes and zoning laws. Come to an agreement about the use of the premises. Workers have to eat, park, and use the restroom. Decide in advance what can and cannot be done on the premises, including clean-up and clean-up times. Decide what is guaranteed and warranted. Some of the most important details to address are warranties and guarantees. This boils down to deciding what will happen in the event of a minor or major failure in the contractor's work.

Determine the length and extent of his liability. Pay very close attention to this section. Oftentimes, state states provide better protection than a contractor's warranty will. Be sure that the contractor isn't trying to put you as a homeowner in a worse position than you would have with no warranty at all. Lay out a procedure for amending the contract. This doesn't have to be complicated, but you should get it in writing. An agreement to put all agreements in writing is typical and usually sufficient. State the total project price. The total agreed price for the home improvement project should be clearly specified. If the project is being billed on a time-and-materials basis, then the hourly rates should be clearly noted. Lay out the payment schedule. State clearly in the contract when the contractor will be paid by the homeowner.

Depending on the size of the project, this may be structured as a small down payment followed by the outstanding balance at the project's end, or it may be a steady installment plan based on project progress. Small projects may stipulate that the contractor will be paid the entire sum upon completion of all work. Include an area for both parties to sign and date the contract.

At the end of the home improvement contract, include a provision that states that undersigning parties agree to be bound by the terms of the contract. Include space underneath this provision for both the homeowner and contractor to sign and date. Part 2. Beware of the "verbal contract. Regardless of whether your contractor is a friend or just a stranger at your door, you need to get the scope and details of the work to be done put down in writing. This keeps everyone honest and clear about what needs to be done and when it needs to be done by. Under no circumstances should you allow someone to begin work without the contract signed and agreed to by both parties. Never sign a blank contract. If there's anything worse than a "verbal contract" for a home improvement project, it's a blank contract. The verbal contract is bad because you can say that you and the contractor agreed to x while he says you agreed to y.

Since it isn't on paper, no one can tell what the real agreement was. At least you can argue about the terms of a verbal contract.

What to Include in a Renovation Contract to Prevent Problems

However, external renovations, additions or expansions to your home or building are likely to require the submission of plans and drawings to the local authorities under the provisions of the Street, Drainage and Building Act and the Uniform Building By-Laws. Failing to obtain the necessary approvals will render you liable to fines and your extensions liable to demolition, especially if complaints are made by your neighbours.

For any significant external renovations, it is best to engage the services of an architect or interior designer who is familiar with local council submissions. In gated and guarded communities, house owners are often bound by a Deed of Mutual Covenants. These rules generally impose restrictions on the type of external renovations that can be carried out with the objective of maintaining uniformity in the facade of the houses in the community. In residential or office towers, notice may have to be given to the JMB or MC and a deposit may need to be paid to cover any dirtying of or damage to common property.

Close supervision of the works is likely to produce the best results. Even if you have engaged an architect or interior designer, it is best that you as the owner or your representative frequently visit the site to check on the progress and quality of the works. Regular inspections throughout the renovation period will encourage the contractor to keep to the timeline and will allow any works which are not satisfactory to be addressed and remedied immediately. Owners are advised to take plenty of photographs of the works to document the progress. All meetings with the contractor should be noted down, and any correspondence with the contractor should be recorded and kept.

This is especially important when issues such as price or variations are discussed and agreed upon. Lastly, pay promptly when payments are rightfully due. Non-payment or delayed payment may result in the contractor slowing or stopping work until receipt of payment. This will also have the unavoidable effect of spoiling your relationship with the contractor. Treat your contractor with respect and kindness, and you may find him going the extra mile for you. If the contractor is not performing as agreed and expected, immediately communicate your dissatisfaction to the contractor. Be professional about the matter — state the shortcomings and agree on a course of action to remedy the problem. You may discuss your grievances verbally, but always follow up in writing, whether on paper, by email or even over Whatsapp.

If you cannot agree on the problem or the solution, or if the contractor demonstrates that he is unable or unwilling to rectify the problem, you should consider terminating the engagement. In such circumstances, terminating the contract is likely to save you more losses and delays in the long run. This would also be a good time to speak to a lawyer on your rights against the contractor and liabilities that may arise from the termination. Once the contractor has completed his works, arrange for a joint inspection of the works and carefully identify all the defects that you require the contractor to rectify. If your local jurisdiction allows either the homeowner or contractor to pull permits, be sure to understand the implications of

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Before you sign the contract, research the arbitrator named. Warranties often are loaded with exclusions and time limits that favor the contractor, not you. Frequently, state statutes provide better protection, which you forfeit if you accept less from the contractor. Skip to content.