

Printable Home Improvement Agreement Form

Parties:

This Contract (“Agreement”) is executed on [Date] by and between [Your Full Name], with principal residence at [Address] (“Owner”), and [Contractor’s Legal Name], a duly licensed entity under [State License Number] (“Contractor”).

1. Scope of Work:

Contractor shall furnish all labor, materials, equipment, and permits necessary to complete the following: [Technical description of project, including blueprints, engineering standards, and adherence to ICC codes]. Work shall conform to Appendix A (Specifications) and all jurisdictional requirements.

2. Compensation & Payment Schedule:

- Total Contract Sum: \$[Amount] (inclusive of taxes, fees, and overhead).
- Deposit: \$[Amount] payable upon execution.
- Interim Payments: \$[Amount] upon achievement of Milestones 1–3 (defined in Appendix B).
- Retention: 10% withheld until final inspection and lien waiver submission.

3. Time for Completion:

Substantial Completion shall occur no later than [Date]. Liquidated damages of \$[Amount]/day apply for unjustified delays. Force majeure events exempt Contractor from penalties.

4. Change Orders:

Modifications require written Change Orders signed by both parties. Adjustments to cost or timeline follow AIA Document G701 standards.

5. Warranties & Indemnification:

Contractor warrants workmanship for 24 months post-completion and assigns material warranties to Owner. Contractor indemnifies Owner against claims arising from negligence or noncompliance.

6. Termination Clauses:

- **For Cause:** Either party may terminate for material breach (e.g., non-payment, substandard work) after 10 days’ written notice.

- **Termination Fees:** Owner liable for documented costs plus 15% profit margin on unfinished work.

7. Dispute Resolution:

Parties agree to binding arbitration under AAA rules. Prevailing party entitled to attorneys' fees and costs.

8. Governing Law:

This Agreement governed by laws of [State]. Venue for disputes is [County] courts.

Signatures:

_____ (Owner) | _____ (Contractor)

Date: _____