

Renovation Contract Template

This **Renovation Contract** ("**Agreement**") is entered into on _____ ("**Effective Date**")

by and between the parties below:

Contractor

Client

The Client and the Contractor may be referred to individually as a "**Party**" and collectively as the "**Parties.**"

1. Purpose

The purpose of this Agreement is to set out the terms under which the Contractor will perform renovation services for the Client at the property located at

 ("**Property**").

2. Scope of Work

The Contractor agrees to provide renovation services as described below:

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-
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All work shall be carried out in a professional manner consistent with generally accepted industry standards.

Any work not expressly described in this section shall be considered outside the scope and subject to the Change Orders clause.

3. Project Timeline

The renovation work shall commence on _____ and is expected to be substantially completed by _____, subject to reasonable delays.

The Contractor shall promptly notify the Client of any anticipated delays and provide an updated timeline.

4. Payment Terms

In consideration for the services provided, the Client agrees to pay the Contractor as follows:

Description	Amount
Total Contract Price	
Initial Deposit	
Progress Payments (If Any)	
Final Payment	

Payments shall be made within _____ days of invoice issuance.

Failure to make timely payments may result in suspension of work until payment is received.

5. Change Orders

Any modification to the scope of work must be agreed upon in writing by both Parties before the additional or altered work begins.

Each change order shall include:

- A description of the changes
- Adjustments to the contract price
- Impact on the project timeline

6. Permits and Approvals

The responsibility for obtaining necessary permits, licenses, and approvals shall be allocated as follows:

The Contractor shall perform work in compliance with applicable laws, codes, and regulations.

7. Materials and Workmanship

Unless otherwise specified, the Contractor shall supply all labor, tools, and materials required to complete the project.

All materials shall be of reasonable quality and suitable for their intended purpose.

The Contractor warrants that the work will be free from material defects in workmanship for a period of _____ from completion.

8. Site Conditions and Access

The Client shall provide the Contractor with reasonable access to the Property during normal working hours.

The Client is responsible for:

- Removing or securing personal property as necessary
- Ensuring safe working conditions on-site

The Contractor shall maintain the worksite in a reasonably clean and safe condition throughout the project.

9. Insurance

The Contractor shall maintain appropriate insurance coverage, including:

- General liability insurance
- Workers' compensation coverage, where applicable

Proof of insurance shall be provided upon reasonable request by the Client.

10. Termination

Either Party may terminate this Agreement under the following conditions:

Termination for Cause:

A Party may terminate this Agreement if the other Party materially breaches its obligations and fails to remedy the breach within _____ days after receiving written notice.

Termination Without Cause:

The Client may terminate this Agreement without cause by providing _____ days' written notice. The Contractor shall be entitled to payment for all work performed up to the termination date.

Effect of Termination:

Upon termination:

- The Contractor shall cease work in an orderly manner
- The Client shall pay all outstanding amounts for completed work and approved materials
- Any materials paid for by the Client shall become the Client's property

11. Liability

Each Party shall be responsible for its own acts and omissions.

The Contractor shall not be liable for indirect or consequential damages, including loss of use or loss of profits, except where such limitation is not permitted by applicable law.

12. Dispute Resolution

The Parties agree to attempt to resolve any dispute arising out of this Agreement through good faith negotiations. If a resolution cannot be reached, the dispute shall be submitted to mediation before either Party initiates legal proceedings.

13. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of _____.

14. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior discussions, agreements, or representations relating to the subject matter.

15. Amendments

Any amendment to this Agreement must be made in writing and signed by both Parties.

17. Independent Contractor Relationship

The Contractor is engaged as an independent contractor. Nothing in this Agreement shall be construed to create an employment, partnership, or joint venture relationship between the Parties.

18. Notices

Any notice required under this Agreement shall be in writing and delivered to the addresses of the Parties stated above or to such other address as either Party may designate in writing.

Signatures

By signing below, the Parties acknowledge that they have read, understood, and agree to be bound by the terms of this Agreement.

Contractor

Name

Date

Signature

Client

Name

Date

Signature



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