

## HOMEOWNER/CONTRACTOR AGREEMENT FHA 203(k) Rehabilitation Program

Owner's Name(s):		_ FHA Case No:
Address:		
City:	State:	Zip Code:
Telephone Work:	State: Home/Ce	II
Contractors Name:		
Address:		Zip Code:
City:	State:	Zip Code:
Telephone: Work:	Home/Ce	ll:
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THIS AGREEMENT (thi	ee pages) made this date,	, between the above
	(Owner) and Contractor, is for t	he rehabilitation of the property located
at:	for ELIA months are income and a	adan Caatian 202/b) at the National
that has been approved	for FHA mortgage insurance ur	nder Section 203(k) of the National
Housing Act. The Owner	(s) shall pay the Contractor the	sum of \$for
		w, together with such increases or
	ct price as may be approved in	<b>O</b> ,
		he Lender and will be completed no later
		ne Contractor's control. The General
		ent. The contract documents consist of
		n Agreement between the Owner(s) and
the Lender, or as descril	oed below (or on an attached sh	neet):
		general provisions, special provisions
		der. Work not covered by this agreement
		nference as being necessary to produce
		ontractor represents that he/she has
visited the site and unde	rstands local conditions, includ	ing state and local building regulations
and conditions under wh	ich the work is to be performed	
		ent, the owner will secure and pay for
		nents, or other actions which must
		er fails to do so then the contract is void.
		ently fails to carry out the work in
accordance with the agr	eement or general provisions, t	he owner may order the contractor in
writing to stop such work	k, or a part of the work, until the	cause for the order has been
eliminated.	•	
3. Contractor: The cont	ractor will supervise and direct	the work and the work of all
subcontractors. He/she	will use the best skill and attent	ion and will be solely responsible for all
		g all portions of the work. Unless
		Il provide for and/or pay for all labor,
		and other goods, facilities, and services
		ne work. The contractor will maintain
	ong employees and will not assi	
2. 2.5. a.i.a a.ooipiiilo dilik		gir any one anni io. and taom
Owners Initials:		Contractor's Initials:



The contractor warrants to the owner that all materials and equipment incorporated are new and that all work will be of good quality and free of defects or faults. The contractor will pay all sales, use and other taxes related to the work and will secure and pay for building permits and/or other permits, fees, inspections and licenses necessary for the completion of the work unless otherwise specified in the Agreement. The contractor will indemnify and hold harmless the owner from and against all claim, damages, losses, expenses, legal fees or other costs arising or resulting from the contractors performance of the work or provisions of this section.

The contractor will comply with all rules, regulations, laws, ordinances and orders of any public authority or HUD inspector bearing on the performance of the work. The contractor is responsible for, and indemnifies the Owner against, acts and omissions of employees, subcontractors and their employees, or others performing the work under this Agreement with the contractor.

The contractor will provide shop drawings, samples, product data or other information provided for in this Agreement, where necessary.

- **4. Subcontractor:** Selected by the contractor, except that the contractor will not employ any subcontractor to whom the owner may have a reasonable objection, nor will the contractor be required by the owner to employ any subcontractor to whom the contractor has a reasonable objection.
- **5. Work by Owner or Other Contractor:** The owner reserves the right to perform work related to the project, but which is not a part of this Agreement, and to award separate contracts in connection with other portions of the project not detailed in this Agreement. All contractors and subcontractors will be afforded reasonable opportunity for the storage of materials and equipment by the owner and by each other. Any costs arising by defective or ill-timed work will be borne by the responsible party.
- **6. Binding Arbitration:** Claims or disputes relating to the Agreement or General Provisions will be resolved by the Construction Industry Arbitration Rules of the American Arbitration Association (AAA) unless both parties mutually agree to other methods. The notice of the demand for arbitration must be filed in writing with the other party to this Agreement and with the AAA and must be made in a reasonable time after the dispute has arisen. The award rendered by the arbitrator(s) will be considered final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.
- **7. Cleanup and Trash Removal:** The contractor will keep the owner's residence free from waste or rubbish resulting from the work. All waste, rubbish, tools, construction materials, and machinery will be removed promptly after completion of the work by the contractor.
- **8. Time:** With respect to the scheduled completion of the work, time is of the essence. If the contractor is delayed at anytime in the progress of the work by change orders, fire, labor disputes, acts of God or other causes beyond the contractor's control, the completion schedule for the work or affected parts of the work may be extended by the same amount of time caused by the delay. The contractor must begin work no later than 30 days after loan closing and will not cease work for more than 30 consecutive days.

Owners Initials:	Contractor's Initials:
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- 9. Payments and Completion: Payments may be withheld because of (1) defective work not remedied; (2) failure of contractor to make proper payments to subcontractors, workers, or suppliers; (3) persistent failure to carry out work in acceptance with this Agreement or these general conditions, or (4) legal claims. Final payment will be due after complete release of any and all liens arising out of the contract or submission of receipts or other evidence of payment covering all subcontractors or suppliers who could file such a lien. The contractor agrees to indemnify the Owner against such liens and will refund all monies including costs and reasonable attorney's fees paid by the owner in discharging the liens. A 10 percent holdback is required by the lender to assure the work has been properly completed and there are no liens against the property.
- 10. Protection of Property and Persons: The contractor is responsible for initiating, maintaining, and supervising all necessary or required safety programs. The contractor must comply with all applicable laws, regulations, ordinances, orders or laws of federal, state, county or local governments. The contractor will indemnify the owner for all property loss or damage to the owner caused by his/her employees or his/her direct or subcontractors.
- 11. Insurance: The contractor will purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owner(s) property resulting from the conduct of this contract.
- 12. Changes in the Contract: The owner may order changes, additions or modifications (using form HUD-92577) without invalidating the contract. Such changes must be in writing and signed by the owner and accepted by the lender. Not all change order requests may be accepted by the lender, therefore, the contractor proceeds at his/her own risk if work is completed without an accepted change order.
- 13. Correction of Deficiencies: The contractor must correct promptly any work of his/her own or his/her subcontractors found to be defective or not complying with the terms of the contract.
- 14. Warranty: The contractor will provide a one-year warranty on all labor and materials used in the rehabilitation of the property. This warranty must extend one year from the date of completion of the contract or longer if prescribed by law unless otherwise specified by other terms of this contract. Disputes will be resolved through the Construction Industry Arbitration Rules of the American Arbitration Association.
- 15. Termination: If the owner fails to make a payment under the terms of this Agreement, through no fault of the contractor, the contractor may, upon ten working days written notice to the owner, and if not satisfied, terminate this Agreement. The owner will be responsible for paying the contractor for all work completed. If the contractor fails or neglects to carry out the terms of the contract, the owner, after ten working days written notice to the contractor, may terminate this Agreement.

Owner Signature:	Date:
Owner Signature:	Date:
Contractor Signature:	Date: