

Contract for Building

Royal Consulting Solutions LLC Contract Agreement

(Construction or Repair)

This Contract is made on _____, BETWEEN: **Royal Consulting Solutions LLC, P.O.BOX KS60 Kasoa- Central Region (Ghana)**, referred to as the “**Contractor**,” and _____ whose address is: _____, referred to as the “Owner” or “Property Owner.”

If there is more than one Property Owner, the word “Owner” shall jointly mean all Property Owners named above.

1. **Agreement.** The Contractor agrees to perform certain construction, alteration or repair work (referred to as the “**Work**”) in accordance with this Contract. All Work will be done in a good, sound and workmanlike manner. The Contractor will begin the Work no later than _____ and use its best efforts to complete the Work on or before _____. Contractor shall not be responsible for delays caused by Owner, acts of God, or other events beyond its control.

2. **Work.** The work is described as follows:

The work will be completed exactly in accordance with the Drawings, Plans and Specifications made by the Architect. Owner will provide the Contractor with all Architect’s drawings and explanations as required to

indicate the work to be done. Such drawings, plans, and/or explanations are attached hereto as **Exhibit 1**, and specifically incorporated and made a part hereof. The Contractor will follow these drawings and explanations as long as they are consistent with the original Drawings, Plans and Specifications and still permit Contractor to complete the Work in a workmanlike manner.

3. **Location.** All work will be completed on the property (called the "Property") known as:

4. **Price.** The agreed upon price to be paid by Owner to Contractor (the "Price") for all work is:
_____ to be paid as follows: Initial and Final.

Schedule of Payments:

Initial Payment: _____

Final Payment (date of completion). _____

5. **Materials.** The Contractor will provide the materials, supplies, equipment, services and labor necessary for the complete performance of this Contract, and the cost for the same shall be included in the Price for the Work.
6. **No Oral Changes.** This Contract can only be changed by an agreement in writing signed by both the Owner and the Contractor. No variations, alterations, deviations, deletions or extra work can be made unless both the Owner and the Contractor specifically agree in writing as an amendment to this Contract.
7. **Failure to Complete Work.** The Contractor must properly and diligently complete the work provided for in this Contract according to the terms set forth herein. Otherwise, the Owner may notify the Contractor in writing that he must begin work within three days or the Owner will complete the work by other means.
8. **Failure to Pay Contractor.** The Contractor may stop work and terminate this Contract if the Owner fails to pay the Contractor according to the terms set forth herein. The Contractor shall be entitled to full payment for all Work performed and materials provided, and any other damage occurring as a result of Owner's failure to pay.
9. **Ownership of Materials.** The Contractor will continue to own all materials delivered and work performed until paid for by the Owner. The Contractor will have access to these materials and work at all reasonable times.
10. **Care of Property.** The Contractor will protect the work, materials, and property from damage or loss. Property will be kept free of waste, rubbish and surplus materials. The Contractor will leave the Property "broom clean" before being entitled to the final payment under this Contract.
11. **Permits.** The Contractor will obtain all building permits or approvals as required by law, whether or not the cost of such permit(s) and/or approval(s) is included in the Price. Owner shall also cooperate with the Contractor in obtaining permits and/or approvals.
12. **Payments.** The Owner will pay the Contractor according to the terms of this Contract set forth in paragraph 4 "Price."
13. **Contractor's Continuing Liability.** The Contractor will be liable for defective, faulty or improper materials or workmanship. Upon written demand, the Contractor will immediately remedy all defects, faults or omissions and complete all unfinished work.
14. **Notices.** All notices under this Contract must be in writing. The notices must be delivered personally or emailed, to the other party.

15. **Parties.** Both the Owner and the Contractor are bound by this Contract. All parties who lawfully succeed to their rights and responsibilities are also bound. NOTICE TO OWNER.

1. Do not sign this contract if blank.
2. You are entitled to a copy of the contract at the time you sign.
3. Keep it to protect your legal rights.

Do not sign any completion certificate or agreement stating that you are satisfied with the entire project before this project is complete.

16. **Signatures.** Both parties sign and agree to this Contract. THE OWNER ACKNOWLEDGES RECEIPT OF A COMPLETELY EXECUTED COPY WITHOUT CHARGE.

17. **Acceptance of Proposal:** The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the Work as specified. Payment shall be made as described above.

Witnessed or Attested by:

Owner _____ Date _____

Owner _____ Date _____

Contractor _____ Date _____

We should also have an option to electronically email them a copy after it has been signed. It will be nice to have a section in admin that shows all the contracts- the pending and completion.

Exhibit 1

(Attach architecture plans or drawings)

