

## CONSTRUCTION CONTRACT

This Construction Contract made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between [OWNER], of [address] (the "Owner") and [CONTRACTOR], of [address] (the "Contractor").

In consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

### 1. Construction

Contractor shall furnish all labor and materials necessary to carry out the Works as defined below (the "Works") :

[works description]

### 2. Plans

Contractor shall construct the Structure in a workmanlike manner, and in conformance with the plans, specifications, and breakdown and binder receipt signed by Contractor and Owner. Other than the Structure, Contractor shall not be responsible for furnishing any improvements, including but not limited to landscaping, grading, walkways, painting, sewer or water systems, steps, driveways, patios, decks or aprons, except for those items specifically set out in the breakdown. All plans shall be attached to this contract, which have been signed by both parties.

### 3. Contractor's Fees

Owner shall pay Contractor the sum of [amount in text] (£\_\_\_\_\_) hereunder, payable as follows:

\_\_\_\_\_

### 4. Completion

The Contractor shall begin the Works on or before \_\_\_\_\_. The Contractor shall complete the Works on or before \_\_\_\_\_, hereinafter (the "Completion Date"). If the Works have not been completed by the Completion Date, the Contractor must pay or allow to the Owner £\_\_\_\_\_ per \_\_\_\_\_ for every \_\_\_\_\_ or part \_\_\_\_\_ between the Completion Date and the actual date of completion as liquidated damages, which this sum is reasonably agreed upon by both parties for a pre-estimate of losses arising from this delay. The Contractor shall not be responsible for any delays that are outside of his control and not reasonably foreseeable.

**THIS IS A 2-PAGE FORM.**

