

**AMERICAN FINANCIAL RESOURCES, INC
HOMEOWNER/CONTRACTOR AGREEMENT
REPAIR ESCROW**

Owner's Name(s)		FHA Case #	
Address			
City	State	Zip Code	
Telephone Number	Work #	Cell/Mobile	
Contractor's Name		License Number	
Address			
City	State	Zip Code	
Telephone Number	Work #	Cell/Mobile	

THIS AGREEMENT made this date _____ between the above mentioned Homeowner (Owner) and Contractor is for the rehabilitation of the property located at _____ that has been approved for an FHA mortgage under Section 203(b) of the National Housing Act. The Owner(s) shall pay the Contractor the sum of \$ _____ for completion of the work including all sales tax due by law together with such increase or decreases in the contract price as may be approved in writing by the Lender. The work will begin within 30 days of the loan closing and will be completed by _____. The General Provisions listed below are made a part of this Agreement. The contract documents consist of the architectural exhibits (if applicable) listed in the Rehabilitation Loan Agreement between the Owner(s) and the Lender or as described below (or on an attached sheet):

- Time:** With respect to the scheduled completion of the work, time is of the essence. The contractor must begin work no later than **15** days after loan closing and will not cease work for more than 30 consecutive days. A final inspection certificate from the appraiser, a Repair Escrow Completion Letter from the Owner stating all work has been satisfactorily completed and a Conditional Waiver & Release document must be received by the Lender within **60** days of closing the loan. **If, for whatever reason, all documents verifying that all work is completed are not received by the Lender within 60 days of closing, the Lender has the right to make a principle reduction payment with all remaining funds held in escrow. If the funds held in escrow are used to make a principle reduction, the final payment to the contractor will not be available from the lender.**
- Payments and Completion:** **Funds for the repair(s) are released only once.** Funds for work completed will be provided in a check made payable to the Contractor once a final inspection certificate from the appraiser, a Repair Escrow Completion Letter from the Owner and a Conditional Waiver & Release document from the Contractor are received by the Lender. All requests should be submitted to the Lender via e-mail to escrow@afmortgage.com.

3. Contract Documents: This Agreement includes all general provisions, and architectural exhibits that were accepted by the lender. Work not covered by this agreement will not be required unless it is required by reasonable inference as being necessary to produce the intended result. By executing this Agreement, the contractor represents that he/she has visited the site and understands local conditions, including state and local building regulations and conditions under which the work is to be performed.
4. Owner: Unless otherwise provided for in the Agreement, the owner will secure and pay for necessary easements, exceptions from zoning requirements, or other actions which must precede the approval of a permit for this project. The contract is void if owner fails to do so. If the contractor fails to correct defective work or persistently fails to carry out the work in accordance with the agreement or general provisions, the owner may order the contractor in writing to stop such work, or a part of the work until the cause for the order has been eliminated.
5. Contractor: The contractor will supervise and direct the work and the work of all subcontractors. He/she will use the best skill and attention and will be solely responsible for all construction methods and materials and for coordinating all portions of the work. Unless otherwise specified in the Agreement, the contractor will provide for and/or pay for all labor, materials, equipment, tools, machinery, transportation, and other goods, facilities, and services necessary for the proper execution and completion of the work. The contractor will maintain order and discipline among employees and will not assign anyone unfit for the task. The contractor warrants to the owner that all materials and equipment incorporated are new or that all work will be of good quality and free of defects or faults. The contractor will pay all sales and all other taxes related to the work and will secure and pay for building 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 claims, damages, losses, expenses, legal fees or other costs arising or resulting from the contractor's performance of the work or provisions of this section. 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.
6. 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.
7. Work By Owner or Other Contractor: The owner reserves the right to perform work related to his home, by which is not a part of this Agreement, and to award separate contracts in connection with other portions of another 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.
8. 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.
9. 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.

10. Withholding of Funds: 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 accordance with this Agreement or these general conditions, or (4) legal claims. Final payment will be due upon 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 may be required by the lender to assure the work has been properly completed and there are no liens on the property.

11. 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 sub-tier subcontractors.

12. 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.

13. Changes in the Contract: The owner may order changes, additions or modifications 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.

14. Correction of Deficiencies: The contractor must promptly correct any work of his/her own or his/her subcontractors found to be defective or not complying with the terms of the contract.

15. 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 the 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.

16. 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 Date

 Owner Date

 Owner Date

 Owner Date

 Contractor's Company Name

 Print Name Signature of Contractor Title Date