

Subcontractor Agreement

This Subcontractor Agreement is entered into on 5/31/2023, by and between Connecticut's Professional Home Improvement, LLC ("Contractor 1") and N&C Drywall, LLC ("Subcontractor") who agree as follows:

1. Agreement

Contractor 1 and Subcontractor wish to enter the following Contract whereby Subcontractor shall furnish labor and materials for the construction of Arthur Roy located at 85 Hawthorne Ave Hamden CT ("Project").

Subcontractor will be responsible for the following labor and/or materials ("Work"):

Property Owner Name and Address: Arthur Roy 85 Hawthorne Ave Hamden CT

General Contractor Name and Address: Luis Morais 202 Glen Hills Rd Meriden CT. 06451

2. Contract Price

Contractor 1 shall pay Subcontractor a total price of \$ 5, 772.23 in exchange for Work provided by Subcontractor. Alternatively, Subcontractor shall be paid according to the following terms: 50% before starting of the amount of \$2,886.11 and the remaining 50% of the amount of \$2,886.12 once the job is completed. On June 1 an amount of \$1,500 .00 is being added to the 5,772.23 due to the increase of leveling area ,labor & materials bringing the total amount to \$7,272.23 with labor and Materials at 85 Hawthorne Ave Hamden CT

3. Term and Schedule

The Subcontractor will begin work on 5/31/2023 . The subcontractor agrees to complete this Project within 10 (days) from the beginning of work.

Subcontractor is responsible for notifying Contractor 1 of any delay in performance immediately upon Subcontractor's knowledge that performance under this Agreement will be delayed.

Should the Subcontractor's performance of the Work be delayed or interfered with as a result of actions by the owner, contractor 1, Customer, or another subcontractor, Subcontractor is entitled to request an extension of time for the performance of their Work. The subcontractor further agrees that the extension of time for performance of this Project shall not be permitted without the Customer's written consent, which shall not be unreasonably withheld.

The subcontractor certifies that they hold all necessary licensing to perform the work required for this Project and will only hire subcontractors who are properly licensed, if any.

4. Customer's Obligations to Subcontractor

Customer agrees to provide Subcontractor with suitable areas for the storage of the Subcontractor's materials and equipment during the course of the Subcontractor's Work. Further, Customer agrees to work with Subcontractor in scheduling and will make every effort to avoid conflicts and interference with the Subcontractor's work. Customer will make available any information necessary for Subcontractor to provide any notice required or contemplated by this state's mechanics lien laws.

5. Claims

Customer and Subcontractor both agree to attempt to resolve all disputes on this Project in good faith prior to filing legal action. Further, Subcontractor will immediately notify Contractor 1 upon becoming aware of a dispute with Subcontractor's subcontractors and suppliers.

6. Project Site

The subcontractor agrees to keep the Project site reasonably clean and to leave the site free of any debris, equipment, materials, etc. resulting from the Subcontractor's Work at the completion of this Project.

7. Change Orders, Amendments, Alterations to Contract

Any change order, amendment, or alteration to this Agreement or the project Drawings must be agreed to by the Contractor 1 and Subcontractor in writing.

~~~~~ Signatures ~~~~~

Contractor 1: Luis Morais

Sub. Contractor: Nicholas Hernandez



Contractor 1 Signature

Sub. Contractor Signature

Connecticut's Professional Home Improvement, LLC.

N&C Drywall, LLC.

Contractor 1 business name

Subcontractor business name

(203) 514-1403

5/31/2023

(203) 537-6280

5/31/2023

Phone

Date

Phone

Date

**Following Payments /additions**

A - 1<sup>st</sup> Half Payment of \$2,886.11 of \$5,772.23 on 5/31/2023

B - An Addition of \$1,500.00 to the amount of \$5,772.23 bringing the total to \$7,272.23 due to the increase of leveling area ,materials and labor 5/01/2023

C - 2<sup>nd</sup> and final payment of \$4,386.12 remaining on 6/3/2023



Contractor 1 Signature



Sub. Contractor Signature