

Renograte® Service Provider Agreement

This Service Provider Agreement ("Agreement") is entered into by and between the Contractor or Service Provider ("Contractor"), the Property Owner ("Seller"), and/or the Prospective Buyer ("Buyer") of the real property listed below. This Agreement governs the scope of work, payment terms, warranties, and legal protections for renovation services performed prior to or during the sale process of the identified property.

Property Address: _____

1. Scope of Work

The Contractor shall provide renovation services as agreed upon in a separate, signed Work Order approved by the Buyer and Seller before work begins.

2. Work Schedule

Start Date: _____

Estimated Completion Date: _____



3. Compensation and Payment Terms

Contractor shall be paid in full at the closing of the sale using proceeds from the transaction. An agreed portion of the Earnest Money Deposit (EMD), up to 50%, may be released to the Contractor as a down payment if authorized through escrow instructions.

4. Approval and Quality Assurance

Buyer may inspect and approve all completed work prior to closing. Contractor must address any deficiencies promptly.

5. Warranties & Insurance

Contractor warrants that all work will be performed in a professional, workmanlike manner and compliant with applicable codes. Contractor affirms possession of proper licensing, general liability insurance, and workers' compensation coverage, and shall provide proof upon request.

6. Independent Contractor Status

Contractor is not an employee or agent of Renograte LLC or any real estate professional. Contractor is solely responsible for legal and tax obligations.

7. Hold Harmless and Indemnification

All Parties agree to hold harmless and indemnify Renograte LLC, the brokerage, and any licensed real estate agents involved from any claim arising out of renovation work, including but not limited to property damage, injury, delays, or disputes over payments or workmanship.

8. Contingency Events

If the Buyer defaults on the Option Agreement or Purchase and Sale Agreement:

- The Seller shall become liable to pay the Contractor the full amount for all renovation work performed, due either:
 - At the time of the next sale of the Property to a new buyer, or
 - At closing if the Seller re-lists and sells the Property.
- The Seller shall retain the Earnest Money Deposit (EMD) from the defaulting Buyer, which may be used to offset Contractor payment.
- Contractor may file a mechanic's lien as permitted by local law.

If the Seller cancels or breaches the sale without Buyer fault:

- Seller is immediately liable for full payment to the Contractor.
- Contractor may pursue collection and lien rights.

If both Parties mutually terminate:

- Contractor is paid from escrowed funds if available.
- Any balance becomes the Seller's liability and may be paid at the next closing.
- Contractor may pursue lien rights for unpaid work.

9. Legal Review and Acknowledgment

Each Party acknowledges that they have reviewed and understand this Agreement and had an opportunity to seek legal advice.

10. Signatures

Seller Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Contractor Signature: _____ Date: _____