

## INDEPENDENT CONTRACTOR AGREEMENT

Project Name	
Project Address	
Start Date	
Completion Date	
Over (Under)	

This agreement is between Epic III holdings LLC, a North Carolina corporation

- AND -

\_\_\_\_\_

The contractor will complete (but not limited to) the following tasks:

1. Complete and Rehab residential real estate property per Exhibit A below
2. The Services will also include any other tasks which the Parties may agree on. The Contractor hereby agrees to provide such Services to the Client.
3. For the services rendered by the Contractor as required by this Agreement, the Client will provide compensation (the "Compensation") to the Contractor of a fixed amount mentioned above.
4. Payments will be made per Lender Phases below
5. Contractor must give all receipts to the client upon completion of the project when the last payment is made.
6. Contractor will be issued a 1099 at the end of the year and will pay taxes on his own.
7. Contractor will be required to fill out a **W-9 form and sign**.
8. The contractor will be required to fill out and sign the **lien waiver agreement** before any payment is released.
9. The Contractor will be responsible to complete the project on time and on budget. Any deviation must be communicated to the client well in advance.
10. The Contractor agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Confidential Information which the Contractor has obtained, except as authorized by the Client or as required by law. The obligations of confidentiality will apply during the term of this Agreement and will survive indefinitely upon termination of this Agreement.
  
11. Provide proof of insurance.

**Exhibit A:**

Attached.

**Exhibit B:**

Please list out total cost along with payment terms (maximum of 15% can be advanced as first payment per lender requirement).

Check one (if it's only for Labor, make sure to get estimated material costs for budgeting purposes)

- Labor and Material

<u>Date/Timeline</u>	<u>Amount</u>
Start of the project	upon invoice and quotations/estimates of the material that will be used at the project
2 weeks after project start date	upon invoice and satisfactory progress made on the project per lender inspection
4 weeks after project start date	upon invoice and satisfactory progress made on the project per lender inspection
6 weeks after project start date	upon invoice and satisfactory progress made on the project per lender inspection
8 weeks after project start date	upon invoice and satisfactory progress made on the project per lender inspection
After completion of the project	upon invoice and 100% completion and final draw release from the lender

**Labor payment above can only be guaranteed IF the project progress is satisfactory and approved by the bank and city/county inspectors. The final payment will be released upon satisfactory completion of work approved by bank and Epic III holdings LLC and city/county inspectors.**

**IN WITNESS, WHEREOF** the Parties have duly affixed their signatures under hand and seal on this \_\_\_th day of \_\_\_\_\_, 20\_\_.

Per:

\_\_\_\_\_  
EPIC 3 Holdings, LLC.  
Owner / Operator

\_\_\_\_\_  
Contractor