

Lump Sum Construction Contract Form Sample

The **lump sum construction contract form sample** provides a clear template for defining fixed-price agreements between contractors and clients. It ensures all project costs are agreed upon upfront, minimizing financial surprises. Utilizing this form helps streamline construction project management and enhances contractual clarity.

Sample Lump Sum Construction Contract

1. Parties

This Lump Sum Construction Contract (the "Contract") is made and entered into on **[Date]** by and between:

- **Client/Owner:** [Client Name], with an address of [Client Address]; and
- **Contractor:** [Contractor Name], with an address of [Contractor Address].

2. Project Description

The Contractor agrees to complete the following construction project: *[Brief Description of Project, e.g., Construction of a two-story residential building at (Project Address)]*

3. Contract Price

The Client agrees to pay the Contractor the lump sum of **[Total Amount in Words and Figures]** for completion of the described project.

4. Payment Schedule

- Initial Deposit: **[Amount or Percentage]** due upon signing this contract
- Interim Payment(s): **[Amounts or Milestones]**
- Final Payment: Balance upon substantial completion and final inspection

5. Project Timeline

Work will commence on **[Start Date]** and be substantially completed by **[Completion Date]**, unless otherwise agreed in writing.

6. Scope of Work

The Contractor shall provide all labor, materials, tools, and permits necessary to complete the project as outlined in **Appendix A: Scope of Work** (attached).

7. Change Orders

Any work not specified in this contract must be requested in writing by the Client and approved by both parties through a signed change order. Additional expenses caused by such changes will be added to the lump sum price.

8. Other Terms

- Contractor is responsible for obtaining all necessary permits and insurance.
- Work will be performed in compliance with applicable laws and building codes.
- Description of warranties, if applicable: [Warranty Details]

9. Signatures

Contractor Signature

Date: _____

Client Signature

Date: _____

This contract template serves as a starting point; parties should consult legal counsel to ensure all local regulations are met and project specifics are appropriately addressed.