



License # TGC031199

Dream Design Inc. agrees to furnish all labor and materials required to do the contracted work and improvements or located at the address noted below, subject to the terms and conditions specified herein.

Owner's Name	New Day Investments Inc
Address	1356 Reaney Ave
City	St.Paul Mn

1. Job description:

Complete rehab for the above listed property for the resale purpose. The "Dream Design Inc." and/or its representative will be referred as "GC" or contractor in this contract.

2. Declarations:

This contract supercedes original contract dated September 1, 2023 and GC warrants that all work completed by GC and not included in this contract has been paid in full.

3. Start and completion dates:

The job is to be started of September 1, 2023 and be completed within 16weeks of the start date.

4. Payment terms:

Payments to GC will adhere to draw schedule outlined in Exhibit C of this contract.

Payments to be made to GC as follows:

- GC will identify completed work with photos by Friday morning of each week which will consist of at least four pictures of each room where work has been done.
- ~~If signoff by City Inspector is required, GC will schedule inspection date and provide~~ Owner with inspection approvals.
- If signoff by City Inspector is not required, Owner's Inspector will inspect completed work on Friday.
- GC and Owners will review inspection results on the following Monday.
- Once completed work has been approved by City or Owner's Inspector, GC may submit an invoice for the completed and approved work.

_____	_____		
Owner	Owner	Owner	General Contractor

9. Proof of license, insurance and bonding:

The contract is contingent upon GC providing Owners with certificates of insurance and will name Owners as "additional insured". Insurance binders must contain a clause indicating that the Owners be given 30 days notice prior to cancellation. an active license

GC and it's subcontractors will supply proof of Workmen's Compensation and/or Workmen's Compensation exemptions.

10. Detailed outline of costs and materials:

The owner agrees to pay GC for labor and materials as outlined in Exhibit A Scope of Work and Exhibit B Project Timeline and Exhibit C Payment Structure.

11. Other terms and conditions:

- a. Owners and GC will meet on to review project progress and weekly objectives.
- b. Owners and GC will act in a professional, respectful manner.
- c. GC shall not be liable for delays caused by weather conditions, strikes, delays in obtaining goods, or any other causes beyond its control.
- d. The details specified in this contract contain the entire understanding and agreement between the parties. No verbal agreements or changes will be recognized.
- e. In the event Owner fails to make payments as required herein, then from the date due until paid in full, the delinquent payment shall bear interest of two percent (2%) per month or part thereof.
- f. In addition, should it become necessary for GC to consult an attorney or take legal action to collect payments, Owner shall pay all reasonable attorneys' fees and other costs incurred by GC herewith.
- g. Should it become necessary for Owner to consult an attorney or take legal action to resolve the dispute, GC shall pay all reasonable attorneys' fees and other costs incurred by Owner herewith.

DATE

7/15/2023

DATE

[Handwritten signature] (cc)

DATE

Owner

Owner

Owner

Genera Contractor

- Owner will assure payment of invoice within 2 days of invoice date.
- Invoices will clearly identify the work items completed in accordance with the Project Scope document (Exhibit A),
- Signed Lien Releases Subject to Final Payment by subcontractors must also be provided prior to payment.
- Owner is responsible for materials

Final payment will be made after (A) Final inspection for all permits must be completed (B) Use and Occupancy permit issued if applicable. (C) All warranty information and operation manuals related to GC's work furnished to Owner and (D) Final Lien Waiver's have been received.

GC understands that miscellaneous defects related to work product identified by buyer's inspector will be addressed in a timely manner to ensure a timely closing.

5. Local authorization:

The GC is responsible for identifying licensed mason to finalize permit revision and resolve any inspection related issues without incurring any expense for the owner.

6. Procedure for work orders/changes to initial agreement:

All change orders have to be in submitted in writing and approved by Susan Gardner.

7. Termination clause:

Client and GC can exit contract by being notified in writing for the reason of termination. In such case, GC will be paid for completed and approved activities as outlined in Exhibit A, B, and C.

GC may terminate contract for non-payment.

Owner may terminate contract for missing target completion dates outlined in Exhibit B by more than 2 weeks.

Owner may terminate contract due to lapse in GC's required General Liability Insurance and Workers Compensation Insurance for employees or Workers Compensation Exemptions for subcontractors.

8. Warranties of work:

The GC warrants all the work and materials to be completed in a professional manner and with the quality needed for resale.

GC agrees that any city violations lodged against Owner's associated with the property due to GC's work activities will be deducted from GC's invoices.

Owner

Owner



Owner



General Contractor

DATE

Owner

Owner



Owner



General Contractor

Exhibit A – Rehab Scope of Work

Item	Scope	Budget
Permit/demo	Demo walls and acquire permits	7500.00
Electrical (rough)	House up to electrical code	15000
Electrical (Final)	All outlets and fixtures	3500.00
Plumbing (rough)	2new water lines for tubs , vanities, and kitchen bathrooms	12500
Plumbing (final)	Vanity, toilets and bathtubs	4500
HVAC	new furnace	8500
Insulation / Drywall	New drywall , and insulation	22500
Paint	Whole house	4500.00
Flooring	<i>New floors</i>	8500
bathrooms	bathrooms floors and bathtub walls	8000.00
kitchen	2kichen layouts	15000.00
trim	In whole house	8500.00
Closets	New wire racks	4500
Door knobs	For kitchen cabinets, interior and exterior doors	500.00
doors	Exterior , Interior	5000.00
	TOTAL	120,000

Owner

Owner



Owner



General Contractor