



CONTRACT #	009022
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Licence: R.B.Q. 5614-8570-01
 Bonded (for \$10,000.00)
 Liability Insurance

Satisfaction Guaranteed

CUSTOMER

Nameyour name.....
Address ...your address.....
City .. Pierrefonds.....P.C.....
Tel. : Home.... (514).....
Office.... (514)

Date:24 / Aug / 2011.....
Counselor ..Bruno Nini.....
Team
Date Started: between –
Oct 23 and Nov 28/ 2011

Hereinafter called the “**Customer**”

To: **Renovations Westside 2010 Inc.**
 Head-office
 442, St-Gabriel, Suite 100
 Montreal, Quebec, H2Y 2Z9
 Tel.: (514) 630-6660
 Fax: (514) 630-6135

Hereinafter called “**Westside Inc.**”

The customer is agreeing to retain the services of Westside Inc. under the following conditions:
 This agreement is binding upon the customer on the date of the signatures of the said agreement.

WORKS ARE TO BE DONE AT: Same as Above

Description of Works and Materials	TOTAL
Renovation of a basement in a cottage creating the following rooms, family room approx. 13' x 20'; office approx. 11' x 16'; mechanical room approx. 4' x 5' and closet room approx. 4' x 6' works will include ;	
Demolition	
- supply a 10 yard container to evacuate all debris	
- remove suspended ceilings, carpet on floors (except stairs), window in basement & all divisions	
- remove all interior walls of existing family room and storage room to create new rooms: family room approx. 13' x 20'; office approx. 11' x 16'; mechanical room approx. 4' x 5' and closet room approx. 4' x 6'	
- remove gypsum on perimeter of basement foundation walls and inspect insulation (fill in gaps with spray insulation where needed)	
Flooring (480 sq. ft. of surface area)	
- supply and install 480 sq. ft. of plywood 5/8 tongue & groove screwed	
- install 480 sq. ft of laminated floor covering (laminated floors are supplied by Westside at a budget of 2.50 a sq. ft including the foam cushion underlayment)	
Walls & Divisions	
- supply & build approx.40 li. ft. of divisions of 2" x 4" wood studs covered with ½" gypsum taped & primed in order to create the above mentioned rooms	
Ceilings (living area of 480 sq. ft.)	
- supply & install metal structures around mechanical obstacles	
- supply & install gypsum ½ " taped and primed on all ceilings, strapped with 1" x 3" pine spaced 16" c/c	
Electricity (living area of 480 sq. ft.)	
- supply and install (9x) recessed halogen pot lights on (3x) separate dimmer switches in family room, (2x) light outlets in office ceiling with switches, (1x) staircase light outlet with switch, (1x) mechanical room light outlet with switch and (1x) closet light outlet with switch.	

COST AND PAYMENT

1. All the payments stated in this agreement must be made by cash or checks made out to the order of **Renovations Westside 2010 Inc.**

For a total amount of _____ twenty thousand five hundred six dollars and fifty cents _____ (_20,506.50_\$) payable as follows:

- 1) on signing of the present agreement to be deposited by Westside Inc. in order to cover for preparation & material expenses involved in the project, which represents the amount of; _____ six thousand _____ (_6,000.00_\$)
- 2) on completion of demolition & divisions, which represents the amount of; _____ six thousand _____ (_6,000.00_\$)
- 3) on completion of gypsum, which represents the amount of _____ six thousand _____ (_6,000.00_\$)
- 4) on completion of works, which represents the amount of _____ two thousand five hundred six dollars and fifty cents _____ (_2,506.50_\$)

2. SUSPENSION OF SERVICES IN THE CASE OF NON-PAYMENT- If the CLIENT unrightfully refuses to pay WESTSIDE sums due or sums reimbursable, whatever may be the case, by virtue of this contract in conformity with the payment terms and conditions set out above, and in spite of receiving a letter of demand, WESTSIDE has the right to suspend work, without any other notice or delay, while reserving its other rights and legal recourse.

3. CODES AND REGULATIONS- WESTSIDE will do the work in compliance with the codes, standards and regulations in effect.

4. GUARANTEE -The work done by WESTSIDE is guaranteed for (2) years conditional to the acceptance of Warranty certificate signed by both parties on completion of works. (optional (2) additional years for customers in agreement to represent their project on company website in "Happy Customer" tab.)

5. MAINTENANCE OF THE PREMISES- WESTSIDE will keep the premises reasonably clean throughout the execution of the work.

6. DELAY IN EXECUTION- WESTSIDE will not be responsible for delays caused by the customer or exceptional circumstances, including any situation beyond WESTSIDE'S control.

7. WORK MODIFICATION - The CLIENT may ask for work specified in this contract to be modified upon the condition that a written agreement be reached between the parties as to additional costs and delays brought about by said modifications. The CLIENT shall pay the cost of the extra work upon signing the agreement modifying the present contract.

8. RESILIATION OF THE CONTRACT (BY THE CLIENT)- The CLIENT expressly renounces resiliation of this contract for any reasons whatsoever and renounces the application of Article 2125 of the *Civil Code of Québec*.

9. RESILIATION OF THE CONTRACT (BY WESTSIDE)- If the CLIENT does not respect any of his obligations by virtue of this contract, and even if he receives a letter of demand from WESTSIDE, the latter can resiliate the present contract. In this case, WESTSIDE is only bound to reimburse the CLIENT any advance (or balance thereof) or any excess amount received while reserving all of its rights and legal recourse against the CLIENT.

10. ACCESSIBILITY OF THE PREMISES - The CLIENT must make the premises available to WESTSIDE from 8 a.m. to 5 p.m. from Monday to Friday and must allow the latter to post its name in front of his property.

11. ELECTION OF DOMICILE- The parties agree to elect domicile in the Judicial District of Montréal.

The customer acknowledges that he has read and understood all the terms and conditions described in this agreement.

Signed in Pierrefonds, on _____, the _____, of _____, 2011

Your name

Bruno Nini (for Renovations Westside 2010 Inc)