

Emmanuel Christian

DBA Turn Key Services, LLC

Residential Contractor Lic.

#888298 *Commercial Lic # 73630*

504-320-6412

10151 Curran Blvd
Unit D 94
New Orleans, La. 70127
504 320 6412

Date 11/16/2022

Registered Parishes

Orleans
Jefferson
Saint Tammany
Washington
Ascension
East Baton Rouge
Plaquemines
Saint Bernard
Saint Charles
Saint John the Baptist

Company Affiliations

Christian's Quality Control, LLC
Independant Services and Sales, LLC

Insurance and Bonding

- Western Surety Company 1 800 475 4454
Bond no. 65323063
Bond no. 65328666
- Next First Insurance Agency Inc 1 855 222-5919
N/A

References

We rely on our Certificate of Completion data at the Parish Permit Office as reference. If we are registered in your Parish visit their website or visit www.mypermitnow.gov to see what we've been up to in your parish

Definition of Terms

- **Administrative Compensation:** Monies paid to contractor for duties that consist of site visits, product and material acquisition, Vendor and subcontractor relations, permit and inspection filing, Negotiating with product distributors, office management and all activity and communication associated with a particular project.
- **Change Order:** An alteration or adjustment to the scope of work to accommodate a change requested by the client or the contractor
- **Distributor:** A supplier that provide a product or material for a project
- **Draw Request:** A written or verbal request by a contractor for additional money for the purpose of addressing a change order or an unexpected expense to assure the smooth conduinity of the project.
- **Labor:** The physical manual work that is expected to be done to complete the project which consist of installing parts, equipment and building materials.
- **Laborer:** The hired helper that will work alongside the technician or subcontractor to perform the physical manual labor on a project
- **Payment Schedule:** The rate and frequency a contractor is to be paid according to the contract agreement, which is often in par with the schedule of value of work that is performed and completed
- **Schedule of Value:** The value of the work that is being performed which represents the dollar amount of a particular scope and its portion of the overall project. *Example: Carpentry \$100 of a \$1000 project means the value of the Carpentry is 10% of the total project.*
- **Skilled Laborer:** A hired helper that is certified, licensed or bonded in a certain field and have a unique skill set to perform the task he is hired to do.

Overview

Add a 700 sq.ft. addition on top of existing structure.

Contractor:

Emmanuel Christian

Parish: Orleans

Parish Lic. No.

N/A

Contractor's

Proposal/Estimate

\$45,000.00 Labor only

See Total Project Summary

Client

Octavia Street Investment,
LLC
504-782-9353

Project Info

323 Octavia Street
New Orleans, La. 70115.

Proposal is as followed:

Framing of 700 sq. ft. addition
above existing structure per
published drawings

Exterior wrapping and roofing
per published drawings

Ceramic and laminated flooring
installed

Electrical and HVAC to be
subcontracted to licensed
subcontractors

Windows installed

Drywall hung, taped and floated

Interior and exterior doors
installed

Staircase framed and installed

Exterior siding installed

Soffit and fascia installation

Interior and exterior painting

Interior trimout

Total Project Summary

\$45,000 labor only contract to build out a 700 sq.ft. addition above an existing structure as per published drawings

Administrative compensation will include:

- the cost of all materials and supply acquisition, including delivery coordination, N/A
- all visits to project site by management, including inspections with and without parish officials,
- permits and filings, along with fees,
- change order and all communications and actions taken for the completion of the above project for the estimated time of (N/A) days.
- Subcontractor Compensation will include: N/A

Vendor & Distributor Compensation will include:

- Independent Services and Sales LLC
- Lowe's Home Improvement
- The Home Depot
- Christian's Quality Control, LLC

Contractor's Compensation will include:

- Site labor
- Mobilization cost
- Project Management
- Mark-up cost
- Profit
- Overhead
- Taxes

Schedule of Value

1. Administrative fees, permit fees, start-up cost, and labor represent the deposit amount of this agreement \$5000.00
 2. Profit and overhead represent the amount of this agreement. \$15000.00
 3. Subcontractors, tool rental and skilled labor
-

represent \$25,000

Payment Schedule

- \$5000.00 of the proposal to cover demolition cost, rough-in skilled labor cost.
- \$12,500.00 for rough-in demands.
- \$12,500.00 after rough-in inspections successfully passed.
- \$15000.00 Final payment for completion.

Scope of Work in order of activity

Framing: Roof installed, staircase framed, subfloor and foundation installed, interior framing installed per published drawings.

Exterior wrapped and secured

Electrical rough-in installed

HVAC rough-in installed

Exterior siding installed & painted

Windows installed

Staircase laid and secured

Insulation installed

Drywall hung, taped and floated.

Interior doors installed

Electrical final

HVAC final

Interior trim

Interior painting

Flooring: Laminate and Ceramic

Exterior: Gutters and down spouts installed

Terms of Agreement

Waivers

1. Contractor will provide the client with a signed and

notarized lien waiver for each payment received. On each lien waiver will reflect the purpose of the payment, the date of the payment, the project days and any notes regarding the progress of the project which may include change orders, amendments to contract terms, material changes, delays, additions, status changes

2. Contractor will provide the client will a signed and notarized lien waiver from any subcontractors, short term workers, skilled laborers or helpers that worked on the project

Notices

- Contractor may or may not apply for a mechanic's lien on the project to secure payment, in which case the lien will be removed as payments are received.

Client Initial _____

- Contractor will suspend work if payment is not received after 3 days of schedule

Client Initial _____

- Contractor will suspend work immediately if payment fails due to NSF check, failed Debit or wire transfer, unreasonable change orders, client has another contractor or person to work on, repair or remove or in any way tamper with the scope of work under the responsibility of the contractor according to this agreement

Client Initial _____

- Contractor will require the full payment of this agreement in the event of a breach of terms. This will include but not limited to the balance or unpaid amount of the agreement, materials unpaid, labor unpaid, legal fees and any additional administrative fees that may occur due to the breach of the agreement.

Client Initial _____

- Contractor reserve the right to terminate this agreement for the following reasons but not limited to, nonpayment, refusal to sign or approve legal documents, unlawful or unreasonable changes to the agreement, the scope of work, the payment schedule or the terms of this agreement, third party involvement in project without providing contractor with a notice, refusal to allow contractor or people under his employ access to the project site, threats, assault, criminal behavior.

Client Initial _____

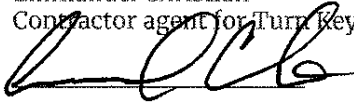
Terms:

Emmanuel Christian asserts that he is in fact a licensed contractor qualified and certified by Parish authorities to act as contractor over the renovations as described in this agreement. He further asserts that he is bound by law to provide this client a finished product in a timely manner. He fully intends to meet the client's expectations of this project with no plans of defrauding or deceiving the client in any way. He agrees to make himself accessible to the client every day to address he/she concerns

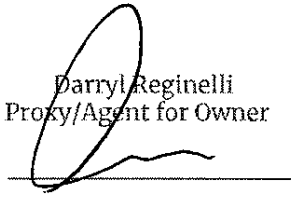
about the project until the project has been completed.

The above agreement is a binding contract between Octavia Street Investment, LLC, client, and Emmanuel Christian, the contractor once both parties agree to the terms, waiver and notices. The agreement represents all labor, materials, equipment, administrative compensation, profit, overhead and taxes on the above renovation project. The duration and binding strength of this agreement is approximately 60 days from the signing of this agreement, which means that the contractor plans to deliver the client a finished project in 30 days or less after the signing of this agreement, unless delays occur to which he has no control of or is at fault for creating those delays. Below are the signatures of both parties.

Emmanuel Christian
Contractor agent for Turn Key Services, LLC

A handwritten signature in black ink, appearing to read 'E. Christian', written over a horizontal line.

Darryl Reginelli
Proxy/Agent for Owner

A handwritten signature in black ink, appearing to read 'D. Reginelli', written over a horizontal line.