

HANDYMAN SERVICES AGREEMENT

1. 1. Parties and Property

This Handyman Services Agreement (the "Agreement") is entered into on [EFFECTIVE DATE] between [CLIENT NAME], located at [CLIENT ADDRESS] (the "Client"), and [HANDYMAN OR COMPANY NAME], a [ENTITY TYPE OR SOLE PROPRIETOR] holding [LICENSE OR REGISTRATION NUMBER, IF REQUIRED] and located at [CONTRACTOR ADDRESS] (the "Contractor"). Services will be performed at [SERVICE ADDRESS] (the "Property"). The Client represents that it owns the Property or is authorized to have the work performed and, if a tenant, that the landlord has consented to the work. Each Party represents that the person signing below is authorized to do so, and notices are effective when sent to [CLIENT EMAIL OR PHONE] and [CONTRACTOR EMAIL OR PHONE].

2. 2. Task List and Scope of Services

The Contractor will perform the following tasks at the Property: [TASK LIST, e.g., 1. Patch and sand three drywall holes in the hallway and prime; 2. Replace kitchen faucet with client-supplied fixture; 3. Rehang and adjust two closet doors; 4. Mount 65-inch television on stud-backed wall with client-supplied bracket; 5. Repair and re-latch backyard gate; 6. Replace six exterior light bulbs and two smoke detector batteries]. Each task is described in Exhibit A with the estimated hours and any material required. Tasks not on this list are performed only if the Client requests them in writing or by confirmed text message and the Contractor accepts, and they are billed at the rates in Section 4. The Contractor will notify the Client before starting any added task and will provide an estimate of the additional time and materials.

3. 3. Licensing Limits and Excluded Work

The Contractor performs general repair and maintenance work only. The following are excluded and will not be performed under this Agreement unless the Contractor holds the required license and a separate agreement is signed: [EXCLUDED TRADES, e.g., electrical work beyond replacing a like-for-like fixture, switch, or receptacle where permitted; plumbing beyond replacing a faucet, supply line, or fixture trim where permitted; any gas piping or gas appliance work; HVAC and refrigerant work; structural framing alterations; roofing beyond minor repair; asbestos, lead, or mold abatement; and any work requiring a building permit]. The Client acknowledges that many states cap the value of a single job an unlicensed handyman may perform and prohibit dividing a larger project into smaller invoices to remain under that cap. If a task turns out to require a permit or a licensed trade, the Contractor will stop, notify the Client, and the Client will engage the appropriate licensed contractor.

4. 4. Rates, Minimums, and Estimates

Services are billed as follows: [PRICING STRUCTURE]. Hourly: [HOURLY RATE] per hour with a minimum charge of [MINIMUM CHARGE, e.g., one hour] and billing in [BILLING INCREMENT, e.g., 30-minute] increments thereafter. Half-day and full-day rates, where selected, are [HALF DAY RATE] and [FULL DAY RATE]. Flat rate: individual tasks may be quoted at a fixed price as listed in Exhibit A. A trip charge of [TRIP CHARGE] applies [TRIP CHARGE CONDITION, e.g., to visits under the minimum, or outside the standard service area]. Time spent purchasing or picking up materials is billed at [MATERIAL RUN RATE, e.g., the hourly rate, or a flat [PICKUP FEE] per trip]. After-hours, weekend, and holiday work is billed at [AFTER-HOURS RATE]. Written estimates are good faith projections based on the visible condition of the work; the Contractor will notify the Client and obtain approval before exceeding an estimate by more than [ESTIMATE VARIANCE, e.g., 15 percent].

5. 5. Materials and Reimbursement

Materials are supplied by [CONTRACTOR / CLIENT] as specified for each task. Materials purchased by the Contractor are billed at [MATERIAL PRICING, e.g., cost plus [MARKUP PERCENTAGE]] with receipts provided on request, and any single purchase above [MATERIAL APPROVAL THRESHOLD] requires prior approval from the Client. Client-supplied materials, fixtures, hardware, and flat-pack furniture are installed at the risk of the Client; the Contractor is not responsible for missing parts, manufacturing defects, incorrect sizing, or the performance of those items, and a return visit caused by a missing or incorrect part is billed as a new visit. Leftover materials belong to the Client. The Contractor supplies its own tools, ladders, and consumables such as fasteners, caulk, and tape, which are [INCLUDED IN THE RATE / BILLED AT [CONSUMABLES FEE]].

6. 6. Payment Terms

Payment is due [PAYMENT TIMING, e.g., on completion of each visit / within 7 days of invoice] by [PAYMENT METHOD]. For jobs estimated above [DEPOSIT THRESHOLD], a deposit of [DEPOSIT AMOUNT] is due before work begins and is credited to the final invoice. Amounts unpaid after [LATE TRIGGER, e.g., 10 days] accrue a late charge of [LATE FEE AMOUNT OR PERCENTAGE] per month or the maximum permitted by applicable law, whichever is less, and the Contractor may decline further work until the account is current. Returned payments are subject to a fee of [RETURNED PAYMENT FEE]. The Client will raise any billing dispute in writing within [DISPUTE WINDOW, e.g., 7 days] of the invoice and will pay all undisputed amounts on time. Sales tax is added where required by law.

7. 7. Scheduling, Access, and Cancellation

Work is scheduled for [SCHEDULED DATE AND ARRIVAL WINDOW]. The Client will provide access by [ACCESS METHOD, e.g., being present, lockbox code, or garage code] and will clear the work areas, secure pets, and provide access to water, electricity, and any needed attic, crawl space, or utility area. The Client may reschedule or cancel without charge with at least [CANCELLATION NOTICE, e.g., 24 hours] notice; later cancellations may be billed at [LATE CANCELLATION FEE]. If the Contractor arrives and cannot access the Property or cannot work because the area is not ready, the visit is billed at [LOCKOUT FEE, e.g., the minimum charge plus the trip charge]. If the Contractor must reschedule, it will offer the next available slot and will not charge for the change. Arrival windows are estimates; a job earlier in the day that runs long may shift the window, and the Contractor will notify the Client as soon as practical.

8. 8. Work Standards, Cleanup, and Property Protection

The Contractor will perform all services in a careful and workmanlike manner using appropriate methods and materials for each task, and will comply with applicable manufacturer instructions for any product it installs. The Contractor will protect floors and finished surfaces along its work path, use drop cloths where cutting, sanding, or painting, and contain dust where practical. At the end of each visit the Contractor will remove its tools, packaging, offcuts, and debris, and leave the work areas clean and safe, with no fasteners, blades, or sharp waste left accessible. Removal of large debris or old fixtures is [INCLUDED / BILLED AT [DISPOSAL RATE] PLUS DUMP FEES]. The Contractor will not leave any electrical, plumbing, or structural element in an unsafe condition at the end of a visit, and will make an incomplete task safe before departing.

9. 9. Insurance and Liability

The Contractor will maintain general liability insurance of at least [GENERAL LIABILITY LIMIT, e.g., \$500,000 per occurrence] and, where it has employees, workers compensation coverage at statutory limits, and will provide a certificate on request. The Contractor is responsible for damage to the Property caused by its own negligence and

will notify the Client in writing within [DAMAGE NOTICE PERIOD, e.g., 24 hours] of any item damaged during a visit. The Client will report any suspected damage within [CLAIM WINDOW, e.g., 48 hours] so the cause can be inspected. The Contractor is not responsible for pre-existing conditions, for hidden wiring, piping, or ductwork that is not visible and that the Client did not disclose, for damage arising from the condition of items the Client supplied, or for consequential losses. Neither Party is liable to the other for indirect or consequential damages, and the total liability of the Contractor will not exceed the greater of the amounts paid under this Agreement or its applicable insurance limits, except for claims arising from bodily injury or willful misconduct.

10. 10. Independent Contractor Status

The Contractor is an independent contractor and not an employee, agent, or partner of the Client. The Contractor controls the methods, sequence, tools, and personnel used to perform the services, subject to the task list and schedule agreed here, and may serve other clients. The Contractor is solely responsible for its own income and self-employment taxes, licenses, permits, insurance, and any workers compensation coverage for its personnel, and receives no employee benefits, paid leave, or unemployment coverage from the Client. Nothing in this Agreement creates an employment relationship, and neither Party may bind the other to any obligation. If the Contractor brings a helper or engages a subcontractor, the Contractor remains fully responsible for that person, their conduct at the Property, and their payment.

11. 11. Confidentiality and Conduct in the Home

The Contractor and anyone it brings to the Property will treat what they observe there as private, including documents, screens, security arrangements, household routines, and the identity of occupants, and will not photograph the Property or its contents except to document a work condition or, with prior written consent, for portfolio use that does not identify the address or occupants. Any key, code, or access credential provided will be stored securely, will not be labeled with the address, and will be returned or considered revoked when the work is complete. The Contractor will not smoke or consume alcohol at the Property, will not use household facilities beyond what is reasonably necessary, and will keep noise and disruption to a minimum. The Client will secure cash, jewelry, prescription medication, firearms, and confidential documents before each visit.

12. 12. Warranty and Callbacks

The Contractor warrants its labor for [WARRANTY PERIOD, e.g., 90 days] from the date each task is completed and will return during that period to correct a failure caused by its own workmanship at no charge for labor. Materials, fixtures, hardware, and equipment carry only the warranty of their manufacturer, and client-supplied items are excluded from the warranty of the Contractor entirely. The warranty does not cover normal wear, misuse, damage by others, movement or settlement of the structure, failures caused by an underlying condition the Client declined to have corrected, work performed at the direction of the Client against the recommendation of the Contractor, or tasks completed on a best-effort basis where the Contractor disclosed in writing that a durable repair was not achievable. Warranty visits are scheduled during regular hours. The Client will report a warranty issue within [WARRANTY NOTICE PERIOD, e.g., 7 days] of noticing it.

13. 13. Term, Termination, and Dispute Resolution

This Agreement covers the task list in Section 2 and, if a recurring arrangement is selected, continues on a [RECURRING BASIS, e.g., month-to-month] basis until terminated by either Party on [TERMINATION NOTICE, e.g., 14 days] written notice. Either Party may terminate immediately for a material breach not cured within [CURE PERIOD, e.g., 5 days] after written notice, and the Contractor may stop work immediately if conditions at the Property are unsafe or hostile. On termination the Client will pay for all services performed and materials purchased through that date. If this Agreement was signed at the Property or away from the permanent

place of business of the Contractor, the Client may have the right to cancel within three business days under federal and state home solicitation sales law. This Agreement is governed by the laws of the State of [GOVERNING STATE], and disputes will be discussed directly, then mediated in [MEDIATION LOCATION], before any proceeding in the courts of [VENUE COUNTY AND STATE].

14. 14. Signatures

By signing below, both Parties confirm they have read this Agreement, understand it, and agree to be bound as of the Effective Date. CLIENT: [CLIENT NAME]. Signature: _____. Printed Name: [CLIENT SIGNER NAME]. Date: [DATE]. CONTRACTOR: [HANDYMAN OR COMPANY NAME]. Signature: _____. Printed Name: [CONTRACTOR SIGNER NAME]. Title: [TITLE]. License or Registration Number: [LICENSE NUMBER, IF APPLICABLE]. Date: [DATE]. This Agreement may be executed in counterparts, and electronic signatures have the same effect as original signatures.

15. Disclaimer

This template is provided for general informational purposes only and is not legal advice. Most states regulate handyman work by capping the value of a single job that may be performed without a contractor license, excluding trades that require a specialty license, and prohibiting the division of a larger project into smaller contracts to avoid the cap; some states and cities require registration and bonding even for small repair work. Review and adapt this document for your jurisdiction, and check your state contractor licensing board before relying on it. Use of this template does not create an attorney-client relationship with ScanContract.