RoofWyze

ROOF REPLACEMENT AGREEMENT

Date: [date signed]

DRAFT for attorney review

OWNER
[Homeowner name]
[Street]
[City], FL [ZIP]
[email]
[phone]

CONTRACTOR
[Your company]
Florida license [CCC license #]
[phone]
Matched and paid through RoofWyze

ROOFING SCOPE OF WORK

Tear off	1 layer to deck; extra layers at your bid price/sq
Roof size	[squares], [pitch] (RoofWyze roof report)
Roof system	[Brand + line the homeowner picks]
Color	[Color]
Starter	[From your material order]
Hip & ridge	[From your material order]
Underlayment	[From your material order]
Ice & water	[From your material order]
Metal edge & flashing	[Accessory color]
Pipe flashings	[From RoofWyze aerial review]
Ventilation	[From RoofWyze aerial review]
Decking	[Your $/sheet], approved first
Permit & inspections	Included
Dumpster & haul-off	Included, magnet sweep
Protect property	Daily
Workmanship warranty	[Your warranty]
Manufacturer warranty	[Per brand]
Start / duration	[Your bid]

PRICE

Contract price (tax included)	**[from bid]**
Deposit, 50% (paid to RoofWyze through Stripe, held until materials are delivered)	[from bid]
Balance (paid to the Contractor at completion and final inspection)	[from bid]

NOTICES (the exact statutory wording is inserted by the attorney before launch)

[FLA. STAT. 713.015 CONSTRUCTION LIEN LAW NOTICE: 12-POINT BOLD CAPITALS]

[FLA. STAT. 489.1425 FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND NOTICE, WITH THE LICENSING BOARD'S ADDRESS AND PHONE]

Contractor has not offered, and the Owner was not offered, any rebate, gift, cash, coupon, deductible waiver or other thing of value for a roof inspection or for making an insurance claim (Fla. Stat. 489.147).

YOU, THE OWNER, MAY CANCEL THIS AGREEMENT FOR A FULL REFUND AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER SIGNING.

Owner (signed electronically in RoofWyze)
Date:

[Your company]

Contractor: [Your company]
Date:

Owner's signature accepts this agreement, the notices above, the RoofWyze terms on the following pages, and the Contractor's terms & conditions, which may only add to these terms.

1. Parties and contract documents

This agreement is between the Owner and the Contractor named on page 1 for a full roof replacement at the Property. RoofWyze LLC, a Florida limited liability company ("RoofWyze"), runs the platform that connects them, holds the deposit and orders materials. RoofWyze is not a party to this agreement, is not the contractor, and has no liability for the work; the Owner and the Contractor are responsible to each other.

The contract is, in this order of priority: (1) this agreement and its Florida notices; (2) the bid the Owner selected; (3) the RoofWyze roof report and, on insurance jobs, the roof section of the adjuster's scope; (4) the Contractor's terms & conditions, which may only add to this agreement. Wherever they conflict, this agreement controls. Nothing said outside these documents is part of the contract.

2. Scope of work

The Contractor replaces the roof as measured in the RoofWyze roof report, at the bid price, including everything listed on page 1: one layer of tear-off to the deck, the selected shingle system, underlayment and ice & water shield to the Florida Building Code, new drip edge and flashings, pipe flashings and ventilation, sealing of all penetrations, all permits and inspections, dumpster and debris haul-off with a magnet sweep, and daily protection of the property. Lien waivers are provided at final payment.

Not included unless added in writing: extra tear-off layers and decking/sheathing (priced in the Contractor's terms, photographed and approved by the Owner in writing first), fascia or soffit, gutters, skylights, solar removal and reinstall, interior repairs. HOA approval of roof type and color is the Owner's responsibility.

3. Price and payment

The Contract Price on page 1 changes only by a written change order signed by both parties. The deposit is paid to RoofWyze through Stripe and held until the Owner confirms delivery of materials; the Contractor receives nothing up front. On confirmed delivery, the supplier is paid the materials invoice from the deposit and the Contractor is paid the rest of the deposit. The balance is paid directly to the Contractor at completion and final inspection.

Hidden conditions (rotted rafters, fascia, prior bad repairs): the Contractor stops, photographs and gives the Owner a written price before doing the work. Late balance: 1.5% per month (18% per year) on any balance not paid when due, minimum $2 per month, plus collection costs and attorney fees. The Contractor keeps its lien rights under Chapter 713, Florida Statutes.

Under Fla. Stat. 489.126, because the deposit is more than 10% of the price, the Contractor must apply for permits within 30 days of the deposit and start work within 90 days after permits issue, unless the Owner agrees in writing to a longer time.

4. Materials and delivery

RoofWyze orders materials on the Contractor's supplier account only after the cancellation period ends. The Owner's brand, line and colors are fixed at signing. The Owner checks the delivery in RoofWyze and confirms it or reports a problem with photos; nothing is paid until a problem is corrected. Confirming delivery releases payment and shares the Owner's contact details with the Contractor. Materials delivered and paid for belong to the Owner.

5. Schedule, permits and insurance

The Contractor pulls all permits in its name, passes all required inspections including final, and calls the Owner to schedule within 3 business days after delivery is confirmed. Weather, permit office backlog or material shortages are not a breach. The Contractor carries general liability and workers' compensation (or a valid exemption) for the whole job.

6. Cancellation

The Owner may cancel for a full refund until midnight of the 3rd business day after signing, in RoofWyze or by written notice to RoofWyze; nothing is ordered before then. After that, materials are ordered: if the Owner cancels, the Owner keeps the delivered materials, $500 of the deposit goes to the Contractor as its only remedy, and the rest is refunded after the supplier is paid. The Contractor may cancel only for the Owner's failure to pay or allow access, after written notice and 10 days to fix it.

7. Warranty and liability

The Contractor warrants its workmanship for the term on page 1 and registers the manufacturer warranty after final payment. Excluded: storms above the shingle's wind rating, hail, falling objects, foot traffic by others and work by others. The Contractor repairs or pays for damage it causes to the Property. It is not responsible for pre-existing conditions or mold but must tell the Owner in writing about any it finds, and is not liable for delays outside its control.

8. Insurance claim jobs

Insurance jobs come to RoofWyze after the claim is approved; the Contract Price is the selected bid with no claim contingency. The Owner stays the only party to the claim, pays the full deductible, and pays the Contractor from insurance proceeds (including depreciation and mortgage-released funds) within 5 business days of receiving them, up to the balance due. This agreement assigns no insurance benefits. Neither RoofWyze nor the Contractor interprets the policy, advises on coverage or adjusts the claim. Supplements: the Contractor gives the Owner photos and an itemized estimate to send to the insurer; no added work without the Owner's written approval.

9. RoofWyze

The Owner and the Contractor each accepted the RoofWyze Terms & Conditions (roofwyze.com/legal/terms), including the release and hold harmless of RoofWyze, and confirm that release for this job.

10. Disputes

Florida law governs. Changes only in writing signed by both parties; if one clause is invalid, the rest still applies. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.