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CONTRACTOR BID PROPOSAL

Bid number: [bid #]
Date of bid: [date]
This bid is valid until: [date]

Contractor: [Contractor's full legal name or business name]
Address: [address]
Phone and email: [phone], [email]
License number: [license number, if your trade or state requires one]

Customer: [Customer's full legal name]
Address: [mailing address]
Phone and email: [phone], [email]

Job address: [address where the work will be done, if different]
Project: [short description, e.g. "New composite deck, rear yard"]

The Contractor offers to do the work described below for the price and on the terms in this bid. This is a firm bid, not an estimate: the price below holds for the scope described, as long as the Customer accepts it on or before the validity date above.

1. Scope of Work

The Contractor will provide all labor, materials, tools and equipment needed to complete the following:

[Describe the work in detail: what will be built, installed, repaired or removed, where, and to what size. List materials with brands, grades, colors and quantities where they matter.]

Plans, drawings or specifications this bid is based on: [list them with dates, or "none"].

2. Exclusions

This bid does not include the following. Any of these can be added by a signed change order.

☐ Building permits and inspection fees
☐ Removal and disposal of existing materials or debris
☐ Repair of hidden or unforeseen conditions (for example rot, mold, or damage found behind walls or under floors)
☐ Painting, staining or finishing
☐ Electrical, plumbing or HVAC work

☐ Landscaping or lawn repair after the work
☐ Engineering, surveying or design fees
☐ Other: [describe]

3. Responsibilities

Permits will be obtained by: ☐ Contractor ☐ Customer ☐ Not required.
Daily cleanup and final cleanup of the work area: ☐ Included ☐ Not included.
Customer will provide: [e.g. access to the site, water and electricity, a clear work area, or "nothing beyond site access"].

4. Price

Total bid price: [$ amount]

Price breakdown (optional):

Item	Amount
Labor	[$ amount]
Materials	[$ amount]
Subcontractors: [trade]	[$ amount]
Equipment and disposal	[$ amount]
Allowances (see below)	[$ amount]
Total	**[$ amount]**

Allowances. Where the Customer has not yet chosen an item, this bid includes an allowance: [item] at [$ amount]. If the Customer's choice costs more or less, the difference is added or credited by change order.

Taxes. Sales tax on materials is ☐ included ☐ not included in the price above.

5. Payment Schedule

Payments are tied to progress, as follows:

Payment	When it's due	Amount
Deposit	On acceptance	[$ amount]
Progress payment	[milestone, e.g. framing complete]	[$ amount]
Progress payment	[milestone]	[$ amount]
Final payment	On completion and final walk-through	[$ amount]

Payment	When it's due	Amount
Total		**[$ amount]**

The deposit will not exceed any limit set by the law of the state where the work is done. Payment by: ☐ check ☐ card ☐ bank transfer ☐ other: [describe]. Late payments: [terms, or "none"].

6. Schedule

Estimated start date: [date, or "within [number] days of acceptance"]
Estimated duration once work starts: [number] working days.

Dates may move because of weather, material delays, permit or inspection timing, or changes the Customer requests. The Contractor will tell the Customer promptly about any expected delay.

7. Changes

Any change to the scope, price or schedule after acceptance must be in writing and signed by both parties as a change order before the changed work starts.

8. Warranty

The Contractor warrants its workmanship for [period] from completion. Manufacturer warranties on materials pass to the Customer. This warranty does not cover damage from misuse, neglect or normal wear. [Add or change terms as needed.]

9. Insurance

The Contractor carries ☐ general liability insurance ☐ workers' compensation insurance ☐ other: [describe]. Certificates are available on request.

10. Acceptance and Next Steps

When the Customer signs below on or before the validity date, this bid is accepted. After that date, the Contractor may revise the price before accepting a signature.

On acceptance (tick one):

☐ This bid, including all sections above, is the agreement between the parties for this work.
☐ The parties will sign a full written construction contract based on this bid before work begins. If the contract and this bid differ, the contract controls.

Right to cancel. If this bid is accepted at the Customer's home or another place that is not the Contractor's place of business, the Customer may have a legal right to cancel within a set number of days. Where that applies, the Contractor will give the Customer the required written notice of cancellation at signing.

Electronic signatures. The parties agree this agreement may be signed electronically and in counterparts, and an electronic signature has the same effect as a handwritten one.

Governing law. This bid is governed by the laws of the State of [State].

Signatures

Contractor

Signature: _____

Name: [full name]

Date: [date]

Customer

Signature: _____

Name: [full name]

Date: [date]