



Subcontractor Agreement (Short Form)

A condensed 1-2 page agreement covering the essentials for a single job. For larger or higher-risk projects, have an attorney review or expand this.

Not legal advice. This template is provided for general informational purposes only. Lien rights, notice deadlines, and required language vary by state and project type. Confirm current requirements with a licensed attorney in your state before relying on this document.

General Contractor (Company)

Subcontractor (Company)

Job Name / Address

Agreement Date

1. Scope of Work

Subcontractor shall furnish all labor, material, and equipment necessary to complete the work described in the attached Scope of Work / Exhibit A, in a good and workmanlike manner.

2. Contract Price & Payment

Contractor shall pay Subcontractor \$_____ for the work described above, per the payment schedule attached, less retainage of ____%. Payment terms: Net ____ days from an approved invoice.

3. Change Orders

Any work outside the original Scope of Work must be documented in a signed change order, including price and schedule impact, before that work begins.

4. Insurance

Subcontractor shall maintain general liability and workers' compensation insurance as required by law and by Contractor, and shall provide a current Certificate of Insurance naming Contractor as additional insured before work begins.

5. Indemnification

Subcontractor shall indemnify Contractor against claims arising from Subcontractor's negligent acts or omissions in performing this work, to the extent permitted by applicable state law.

6. Warranty

Subcontractor warrants its work against defects in materials and workmanship for a period of _____ from substantial completion.

7. Termination

Either party may terminate this Agreement for the other's uncured material breach after _____ days' written notice. Contractor may terminate for convenience upon written notice, and shall pay Subcontractor for all work properly performed through the termination date.

8. Dispute Resolution

Disputes arising under this Agreement shall first be submitted to mediation, and if unresolved, to binding arbitration in the state where the project is located, unless otherwise required by applicable lien or bond claim law.

Subcontractor Signature

General Contractor Signature

Name / Title / Date

Name / Title / Date

Subcrewz

Subcrewz stores every signed agreement with the job, so scope, price, and terms are never buried in an email thread. subcrewz.com