



# TINY HOME ORDER CONTRACT

Agreement for custom tiny home construction



## 1. Parties

This Tiny Home Order Contract ("Contract") is made and entered into as of [DATE] by and between:

### Buyer:

[BUYER NAME]

[BUYER ADDRESS]

[BUYER PHONE]

[BUYER EMAIL]

### Builder:

[BUILDER NAME]

[BUILDER ADDRESS]

[BUILDER PHONE]

[BUILDER EMAIL]

## 2. Project Specifications

Builder agrees to construct for Buyer a custom tiny home ("Tiny Home") according to the following specifications:

- **Size:** [LENGTH] feet long x [WIDTH] feet wide x [HEIGHT] feet high
- **Foundation:** [Trailer/Skids/Permanent]
- **Exterior:**
  - Siding: [SIDING MATERIAL AND COLOR]

- Roofing: [ROOFING MATERIAL AND COLOR]
- Windows: [WINDOW TYPE AND QUANTITY]
- Door: [DOOR TYPE]
- **Interior:**
  - Layout: [DESCRIPTION OF LAYOUT, INCLUDING ROOMS]
  - Flooring: [FLOORING MATERIAL]
  - Walls: [WALL MATERIAL AND FINISH]
  - Ceiling: [CEILING MATERIAL AND FINISH]
- **Kitchen:**
  - Cabinets: [CABINET MATERIAL AND STYLE]
  - Countertops: [COUNTERTOP MATERIAL]
  - Appliances: [APPLIANCE LIST AND SPECIFICATIONS]
  - Sink: [SINK TYPE]
- **Bathroom:**
  - Toilet: [TOILET TYPE]
  - Shower: [SHOWER TYPE]
  - Sink: [SINK TYPE]
- **Loft:** [LOFT DESCRIPTION, INCLUDING SIZE AND ACCESS]
- **Electrical:** [ELECTRICAL SYSTEM SPECIFICATIONS, INCLUDING HOOKUPS]
- **Plumbing:** [PLUMBING SYSTEM SPECIFICATIONS, INCLUDING WATER SOURCE AND WASTE DISPOSAL]
- **Heating/Cooling:** [HEATING AND COOLING SYSTEM SPECIFICATIONS]
- **Insulation:** [INSULATION TYPE AND R-VALUE]
- **Other Features:** [LIST ANY OTHER CUSTOM FEATURES OR SPECIFICATIONS]

Detailed plans and specifications are attached as Exhibit A and incorporated into this Contract by reference. Any changes to the specifications after the date of this Contract must be agreed to in writing by both parties.

### 3. Price and Payment Terms

The total price for the Tiny Home is \$[TOTAL PRICE]. The payment schedule is as follows:

- **Deposit:** \$[DEPOSIT AMOUNT] due upon signing of this Contract.
- **Stage 1:** \$[AMOUNT] due upon completion of [STAGE DESCRIPTION].
- **Stage 2:** \$[AMOUNT] due upon completion of [STAGE DESCRIPTION].
- **Final Payment:** \$[FINAL PAYMENT AMOUNT] due upon completion and delivery of the Tiny Home.

Payments shall be made by [PAYMENT METHOD]. Late payments may be subject to a late fee of [LATE FEE PERCENTAGE]% per month.

## 4. Timeline

Builder estimates that the Tiny Home will be completed within [NUMBER] weeks/months from the date of this Contract. A detailed timeline is attached as Exhibit B. Builder will provide Buyer with regular updates on the progress of the project. Builder is not liable for delays caused by factors outside of their control, including but not limited to weather, material shortages, or permitting delays.

## 5. NOAH Certification (Optional)

If the Tiny Home is to be certified by NOAH (National Organization of Alternative Housing), the cost of certification is [COST] and is the responsibility of the [BUYER/BUILDER]. Builder agrees to build the Tiny Home to meet NOAH standards. Documentation of NOAH certification will be provided to Buyer upon completion.

## 6. Warranties

Builder warrants that the Tiny Home will be free from defects in materials and workmanship for a period of [NUMBER] years from the date of delivery. This warranty does not cover damage caused by misuse, neglect, or acts of God. Specific warranty details are provided in the attached warranty document (Exhibit C). All appliance warranties are managed through the appliance manufacturer.

## 7. Delivery and Acceptance

Builder will deliver the Tiny Home to [DELIVERY LOCATION]. Buyer will inspect the Tiny Home upon delivery and will notify Builder of any defects or discrepancies within [NUMBER] days. If Buyer fails to notify Builder of any defects within this timeframe, the Tiny Home will be deemed accepted.

## 8. Governing Law

This Contract shall be governed by and construed in accordance with the laws of [STATE].

## 9. Entire Agreement

This Contract constitutes the entire agreement between the parties and supersedes all prior or contemporaneous communications and proposals, whether oral or written, relating to the subject matter hereof.

## 10. Signatures

IN WITNESS WHEREOF, the parties have executed this Contract as of the date first written above.

Buyer Signature

Printed Name

Date

Builder Signature

Printed Name

Date

## Next Steps

After both parties have signed this contract, the buyer will need to provide the initial deposit. The builder will then order materials to begin construction according to the agreed upon specifications. Both parties should retain a signed copy of this contract for their records. Exhibits A, B, and C should also be kept with this contract.