

**MASTER TRADE AGREEMENT BETWEEN
AVESTA HOMES PROPERTY MANAGEMENT LLC, AND**

THIS MASTER TRADE AGREEMENT (this "**Master Agreement**") dated _____ by and between Avesta Homes Property Management LLC, a Florida limited liability company ("**Contractor**"), on behalf of and for the benefit of its affiliates, and _____ ("**Trade Contractor**" or "**TC**"). TC's Federal Employer Identification Number or Social Security Number is _____.

In consideration of the mutual covenants contained herein, Contractor and TC agree as follows:

SCOPE OF WORK:

This Master Agreement does not in and of itself order or procure the delivery of any materials or labor. Orders for specific materials and/or labor shall be set forth in job orders issued pursuant to and subject to the terms of this Master Agreement ("**Job Orders**").

TC agrees to furnish all labor, materials, installations, supplies, equipment, permits, licenses and other facilities of every kind, including proper supervision at all times, required for the timely, complete and efficient performance of the work which is more particularly described in the Job Orders executed by Contractor and TC, from time to time, for each property (collectively, the "**Work**"), and shall include all work incidental to or reasonably necessary to complete the described Work. The general scope and type of Work that is to be performed by TC shall be defined in Job Orders.

All Job Orders, Change Orders, and Requests For Payment delivered pursuant to such Job Orders or Change Orders shall make explicit reference to this Master Agreement and shall contain a Work Tracking Number ("**WTN**"), which serves as a purchase order number. A Job Order template is attached hereto as **Exhibit A**.

All Work shall be performed in strict accordance with this Master Agreement, the applicable Job Order, the plans and specifications on file with Contractor, all applicable laws, regulations, codes and ordinances, and to the full satisfaction and acceptance of Contractor.

GENERAL CONDITIONS:

TC agrees to commence performance of the Work as and when directed by Contractor and will complete performance by the date specified for completion ("**Completion Date**") provided by Contractor in the applicable Job Order. Time is of the essence. If TC fails to complete the Work by the Completion Date, Contractor shall have the right to immediately terminate this Master Agreement. If Contractor does not terminate the Agreement upon TC's failure to complete the Work by the Completion Date, TC shall be liable to Contractor for a late charge of \$150.00 per day that performance is beyond the Completion Date unless the applicable Job Order explicitly states that different late charges are applicable to Work performed thereunder. Because the assessment of actual damages for failure to complete the Work by the Completion is difficult, if not impossible, at this time, Contractor and TC agree that this \$150.00 per day charge is not a penalty, but is a reasonable estimation of these damages. This late charge may be offset against any amounts due TC.

If, in the judgment of Contractor, TC fails at any time to supply enough properly skilled workmen, materials, tools, etc. of the proper quality, fails in any respect to execute the Work with promptness and diligence, fails to make prompt payments to its subcontractors, materialmen or suppliers, fails to obtain and/or provide lien waivers, fails to perform in strict compliance with this Master Agreement, becomes insolvent, unable to or fails to pay its obligations, or should anyone performing Work engage in a strike or other work stoppage or cease to work due to picketing or other such activity, Contractor may in any of such events at its option after twenty-four (24) hours written notice to TC provide any such labor and materials and deduct the cost thereof from money then due or thereafter to become due TC, or in any of such events Contractor may at its option terminate the engagement of TC for the Work and shall have the right to enter upon the job site and take possession for the purpose of completing the Work of all the materials, tools, and equipment thereon and to finish the Work and provide the materials therefor either with its own employees or other trade contractors, and in case of such termination of the engagement of TC, TC shall not be entitled to receive any further payments under this Master Agreement or otherwise but shall nevertheless remain liable for any damages which Contractor incurs. If the expenses incurred by Contractor in completing the Work shall exceed the unpaid amount originally contemplated to be paid hereunder, TC shall pay to Contractor on demand the difference, together with any other damages incurred by Contractor as a result of TC's default. Contractor shall have a lien upon all materials, supplies, tools, equipment and appliances taken possession of to secure the payment thereof. TC shall be liable to Contractor for all costs and damages (including attorney's fees) incurred by Contractor due to the failure of performance by TC, the failure of TC to keep the progress of the Work up to that of Contractor or other trades, or the failure to execute the Work as directed by Contractor.

TC, for no additional monies, agrees to promptly re-execute any portion of the Work that fails to conform to the requirements of this Master Agreement or that is otherwise unacceptable. It is understood that Contractor will make the final determination as to the acceptability of the Work.

TC acknowledges and agrees that it is acting solely as an independent contractor and shall not be deemed to be an employee of Contractor.

PAYMENT:

FAILURE TO COMPLY WITH THE FOLLOWING TERMS WILL RESULT IN A DELAY OF PAYMENTS TO TC. Payment of all undisputed invoiced amounts will be made by Contractor net 30 from receipt of any invoice or Request For Payment complying with the terms of this Section; provided that any Job Order may allow the payment of mobilization fees promptly upon execution of said Job Order. No payments will be made to TC unless each of the following are on file with Contractor at the time payment is requested: (1) evidence that TC has all coverage necessary to comply with the INSURANCE COVERAGES section below, (2) evidence that TC has all legally required workers compensation coverage (or a valid exemption therefrom), (3) an executed W-9 (and/or all other tax documentation legally required to be on file with Contractor), (4) a WTN, and (5) all applicable lien waivers. In the event payment is delayed due to the preceding sentence, Contractor will provide timely payment to TC upon delivery of the relevant documentation. Any invoice or Request For Payment submitted more than ninety (90) days after the Completion date will be denied by Contractor.

Contractor will require as a condition of payment of any invoiced amounts: (1) execution and delivery of the Request For Payment and Waiver and Release upon Progress Payment in the form attached hereto as **Exhibit B**, a Final Request for Payment and Final Waiver and Release of Lien in the form attached hereto as **Exhibit C**, and (2) an invoice referencing the relevant WTN conforming to the scope of work set out in the relevant Job Order. Contractor may waive any or all requirements in the preceding sentence for one or more payments provided that any such waiver for a given payment shall not constitute either an amendment of this Master Agreement or a waiver of any of Contractor's rights with regard to any subsequent request for payments. Contractor reserves the right to rescind any such waiver prior to the earlier to occur of (a) the payment of fees so requested by TC and (b) the due date of such payment (per the first paragraph of this PAYMENT section).

TAXES AND ASSIGNABILITY:

For labor and materials TCs, this Master Agreement is deemed to be a 'Lump Sum' contract as defined by the Rules and Regulations promulgated by the Florida Department of Revenue. These rules require such a TC to pay for sales tax on materials at the time TC purchased the materials, accordingly TC assumes responsibility for any taxes necessary to conform with local and state statutes and regulations.

For any trade contractor not described in the above paragraph, payments shall only be made pursuant to invoices and TC's invoice must include: 1) a separate listing which explicitly shows a separate line calculating any applicable sales tax or 2) state "all applicable sales taxes are included in amounts due" on the face of the such invoice. TC will be responsible for all taxes and withholdings as may be necessary to conform to local, state and federal statutes and regulations.

This Master Agreement may not be assigned by TC in part or in full without first obtaining the written approval of Contractor, which may be withheld in Contractor's sole and absolute discretion, and all aspects of performance hereunder must be by TC unless otherwise agreed to in writing by Contractor.

REPRESENTATIONS OF TRADE CONTRACTOR:

TC warrants and represents to Contractor that it is properly licensed by all relevant governmental and trade authorities to perform the Work and has obtained any and all necessary permits required to perform the Work and will ensure any and all persons or business entities assisting with and/or performing the Work at the request or direction of TC will also be properly licensed and permitted. TC warrants and represents that none of such licenses is currently under suspension and TC is not under investigation by any governmental authority or trade association. TC will immediately notify Contractor of any suspension or loss of any license or permit to perform the Work or of any investigation by a regulatory board of TC in connection with any of its licenses or permits.

TC warrants and represents that prior to commencement of any of the Work, TC will fully inspect the site and completely review all plans and specifications, and will immediately inform Contractor in writing of any problem TC foresees in connection with the Work described herein. At commencement of the Work, TC accepts the site and all plans and specifications in their existing "as-is" condition without any adjustment to the contracted price and related terms or conditions.

WARRANTY:

Any and all manufacturer's warranties related to the Work shall be assigned to Contractor by TC. All other warranties shall be included in Job Orders.

If this Master Agreement is terminated for any reason, TC agrees to continue to honor and perform all warranty provisions. If TC does not so perform, TC will be liable for any and all court costs, attorney, paralegal and experts' fees incurred by Contractor in order to enforce the same.

INSURANCE COVERAGES:

TC agrees to carry employer's and public liability insurance, issued in amounts and by a company or companies satisfactory to Contractor, such worker's compensation insurance as is required by any applicable federal or state law, and such other insurance as Contractor may deem necessary or desirable to protect the interests of Contractor, including without limitation, the following coverage:

Comprehensive, Premises/Operations, Product/Completed Operations, Contractual, Independent Contractors, Broad Form Property Damage, Personal Injury, and Automobile.

Prior to commencement of the Work, prior to each payment to TC on account of the Work, and within two (2) days of any request by Contractor, TC shall furnish Contractor with a Certificate of Insurance or other evidence suitable to Contractor in its discretion that all required insurance is in force and if TC shall subcontract any of the Work to a third party (which, as provided elsewhere herein, requires the written approval of Contractor), it agrees that said third party shall carry insurance as mentioned above in all respects the same as required of TC, and TC shall provide evidence of same to Contractor.

TC shall be solely responsible for damage or loss to its own materials, facilities, tools, equipment, plant, scaffolds, bracing or other items, including property and equipment belonging to the contractor in its care, custody and control for the purpose of a rigging (lifting) job or project. If applicable to the Work, TC shall maintain a Riggers Liability Policy with a minimum limit of \$50,000.

The minimum amount of TC General Liability Insurance required by Contractor is \$1,000,000 per claim / \$2,000,000 aggregate of all claims for construction trade contractors (for example, electricians, plumbers, carpenters, etc.) and \$300,000 per claim / \$600,000 aggregate of all claims for service trade contractors (for example, trash haulers, cleaning companies, etc.). Contractor, along with its officers, agents, and affiliates, will be named as the additional insured on the general liability policy per form CG 20 26 07 04 or its equivalent and on the auto policy per form CA 20 48 02 99 or its equivalent. Such policy shall specify that its coverage is primary and non-contributory. Should any of TC's policies be cancelled or modified before their expiration date, the issuing insurer shall notify Contractor in writing thirty (30) days in advance of such modification or cancellation. TC hereby waives its right of subrogation in regard to all insurance. The classification of TC as a construction or service trade contractor shall be at the sole discretion of Contractor.

TC is responsible for determining whether the above minimum insurance coverages are adequate to protect its interests. The above minimum coverages do not constitute limitations upon TC's liability. TC may not self-insure without Contractor's prior written consent. TC shall waive its rights of subrogation against Contractor for workers' compensation claims, as permitted by law.

If TC fails to provide evidence of workers' compensation insurance, Contractor shall be permitted to deduct from payments made to the Contractor the cost of workers' compensation insurance incurred by Contractor due to TC's failure to provide evidence of workers' compensation coverage. In the event that TC fails to provide evidence of workers' compensation insurance, Contractor shall deduct 6.41% of all payments made to TC. This rate conforms to the workers' compensation rate set by the state of Florida.

Contractor reserves the right to periodically contact any TC's insurance agent to verify coverage. TC should be aware that there are criminal penalties for TCs who misrepresent or falsify insurance coverage. All insurance required as set forth above shall provide that in the event of cancellation or material modification to such coverage, written notification of such cancellation or modification shall be given by the carrier to Contractor at least thirty (30) days prior to the effective date of such cancellation or modification.

SITE CONDITIONS:

TC shall perform all clean up required to keep the site and residential dwelling neat, clean and free at all times from accumulation of waste material and shall promptly repair any damage to the site and/or residential dwelling caused by TC in connection with the performance of its Work hereunder. TC shall continually haul all waste materials related to the Work to the designated trash site. TC shall be responsible for proper cleaning, including waste or damage caused by suppliers and delivery services, prior to exiting the job site in accordance with the local jurisdictional requirements. All material and labor must conform to Occupational Safety and Health Act (OSHA) and other applicable federal or state standards in effect at the time of performance.

TC will cause the following in connection with the Work:

- a) To leave the residential dwelling clean and orderly upon completion of Work. All debris will be removed from the site and/or residential dwelling or as directed by Contractor's representative.
- b) No trucks or equipment of TC or its materialmen or suppliers shall cross curbs, sidewalks, drive or septic. If TC violates above, TC will be charged for the cost of repair of any damages.

Should TC fail to comply with the provisions of this Section, Contractor may itself or through others perform such cleaning and/or repair work and/or remove said excess material, equipment, debris and rubbish and charge the cost and expense thereof, including reasonable profit, to TC by offset against any amounts owed or direct the bill to TC which TC agrees to pay on demand.

ACCEPTANCE OF WORK:

No payment made under this Master Agreement shall be conclusive evidence of the proper performance of the Work, either wholly or in part, and no payment shall be construed to be acceptance of the Work. Except as otherwise agreed in writing, occupancy or use by Contractor shall not constitute acceptance of the Work. TC is responsible for the protection of all Work, in progress or completed, until the Work has been accepted in writing by Contractor.

CHANGES IN WORK:

Contractor may from time to time, without invalidating this Master Agreement, order such extras, additions, alterations, or other modifications in the Work as Contractor may, in its sole discretion, determine necessary or desirable. Such changes shall be valid only on the written order of Contractor which shall set forth the amount to be added to or deducted from the price of the applicable Job Order or the method of its determination. If requested by Contractor, TC shall submit its estimate of the cost of such changes and of the time required for completion. No changes in the Work or any Job Order will be paid for or permitted without written authorization from Contractor in the form of a duly executed Change Order.

BACK CHARGES AND EXTRA WORK:

All extra work and back charges invoiced to Contractor must be supported by documents signed by an agent of Contractor indicating prior approval of the extra work or charges. In the event that a back charge is issued to Contractor or TC, charges for supervision, equipment, overhead and profit are not to be included in charges. Charges shall be made for direct hourly labor, payroll taxes and insurance for the direct labor, material and appropriate sales tax. Labor charges must be supported by time sheets from TC. Material charges must be supported by invoices. Trip charges shall not apply.

PREVENTION OF THIRD-PARTY LIENS:

TC shall pay, when due, all claims and charges for labor and/or materials furnished in connection with the Work. TC agrees within two (2) days after written demand is mailed to TC at the address herein contained to do whatever is necessary to eliminate any recorded lis pendens or lien related to the Work. In the event TC shall fail to do so, Contractor is authorized to use whatever means it may deem best to cause the lien or lis pendens to be eliminated, and the costs thereof, together with reasonable attorneys' fees, shall be immediately paid by TC to Contractor.

TC will give Contractor, in writing, the names of all material suppliers for any materials to be supplied under this Master Agreement. TC will not order any materials not related to the Work.

OSHA COMPLIANCE:

TC has its own copy of "Compulsory OSHA Compliance Protocol," and TC has reviewed all of the information contained therein. TC agrees it is responsible for the proper selection, training and assignment of fully qualified personnel to Contractor's properties and job sites to fulfill the terms of this Master Agreement. TC further agrees to make regular inspections of all facilities, tools and equipment, including but not limited to, personal protection equipment, first aid kits, hand and power tools, extension cords, ladders and powered vehicles of any type that may be used on property owned by Contractor. TC is responsible for complying with all safety and health rules and standards applicable to the Work, including but not limited to, all record keeping and reporting requirements. TC agrees to immediately (within 24 hours or less) notify Contractor in writing of: (1) any serious injuries or hazards, (2) any complaints or reports (oral or written) of alleged imminent dangers from any source, and (3) any inspections or intended inspections, citations or intended citations or other inquiries or enforcement action by OSHA or other agencies or other parties related to any of Contractor's property or job sites.

INDEMNITY:

To the fullest extent permitted by applicable law, TC agrees to indemnify, defend and hold harmless Contractor and its affiliated companies, partners, successors, assigns, heirs, legal representatives, devisees, officers, directors, shareholders, employees, insurers and agents (collectively, "**Indemnitees**") from and against all claims, demands, actions, liens, compensatory damages, punitive damages, liabilities, costs, expenses, and attorneys' fees of any nature, kind or description of any person or entity, directly or indirectly arising out of, caused by, or resulting from (in whole or in part) (1) the Work performed hereunder; (2) this Master Agreement or any Job Order, or (3) any act, omission or negligence of TC, including agents, contractors, suppliers, vendors or employees of TC and persons directly or indirectly controlled by TC, regardless of whether such act, omission or negligence is within or outside the scope of any of the above-mentioned entities' duties under this or any other agreement (collectively, "**Liabilities**"). The only Liabilities with respect to which TC's obligations to indemnify the Indemnitees does not apply is with respect to Liabilities resulting from the negligence or willful misconduct of an Indemnitee. TC acknowledges that One Hundred and No/100 U.S. Dollars (\$100.00) of any payment made hereunder is given by Contractor and accepted by TC as specific consideration for the indemnification provided for in this section and further acknowledges that this indemnification provision is a significant part of the inducement for Contractor to enter into this Master Agreement.

FORCE MAJEURE LIMITATION:

Labor difficulties, including without limitation strikes, picketing, or boycotts, shall not constitute a condition that excuses TC from performance under this Master Agreement. In the event of such labor difficulties, TC shall use all lawful means to perform any and all Work agreed to under this Master Agreement. Inclement weather, acts of God, and other events of force majeure may delay TC's performance and extend the Completion Date. If TC intends to delay performance and/or extend the Completion Date under this provision, TC shall email purchasing@avestacommunities.com within 24 hours of the event of force majeure. If no email is sent, performance will not be excused and the Completion Date will not be extended.

LAW GOVERNING:

The construction, interpretation and performance of this Master Agreement (including any Job Order) shall be governed by and construed in accordance with the laws of the State of Florida without regard to any choice of law or conflicts of law principles that would require the application of the laws of any other jurisdiction, and subject to the exclusive jurisdiction of the federal or state courts in Florida. Any suit brought by either party against the other party for claims arising out of this Master Agreement shall be brought in the Thirteenth Judicial Circuit Court in Hillsborough County, Florida, or, if applicable, the United States District Court for the Middle District of Florida, Tampa Division. The parties consent to the jurisdiction of said courts and waive objection to the exercise of such jurisdiction on forum non conveniens grounds or otherwise. The application of the UN Convention on Contracts for the International Sale of Goods is specifically excluded from this Agreement. Furthermore, in no event shall this Master Agreement become subject to the Uniform Computer Information Transactions Act (UCITA) even if passed by the state of governing law.

ENTIRETY OF AGREEMENT:

This Master Agreement, the master plans and specifications on file with Contractor, all manufacturer's specifications applicable to the Work (with which TC agrees to comply in full), the individual Job Orders issued pursuant to this Master Agreement represent the entire Agreement of the parties and may not be amended, altered or modified except in a writing signed by both parties. The terms of this Master Agreement supersede any contemporaneous or prior agreements, whether written or oral, with respect to the subject matter of this Master Agreement. In the event TC is performing any services for Contractor on the effective date of this Agreement or otherwise has open work assignments as of such date, such services and/or work assignments shall, as of the effective date hereof, be subject to the terms of this Agreement and the contract(s), other agreement(s), order(s) and/or other arrangements related to such services and work assignments shall be deemed Job Orders and treated for all purposes as if they had been executed pursuant to this Agreement. All quotations, Job Orders, acknowledgements, and invoices issued pursuant to this Agreement shall be subject to the provisions contained in this Agreement. In the event of any conflict between this Master Agreement and any quotation, Job Order, acknowledgement, or invoice issued pursuant to this Agreement, the terms of this Agreement shall control.

NOTICES:

Any notices required or permitted to be given under this Master Agreement shall be in writing and shall be deemed given if delivered by hand, sent by recognized overnight courier (such as Federal Express or DHL) or mailed by certified or registered mail, return receipt requested, in a postage pre-paid envelope, and addressed to TC, as set forth on the last page hereof, and to Contractor as follows:

Avesta Homes Property Management LLC
PO Box 311029
Tampa, FL 33680
Attention: Purchasing Department
Telephone: (813) 444-1532

Notices personally delivered or sent by overnight courier shall be deemed given on the date of receipt and notices sent via certified mail in accordance with the foregoing shall be deemed given when delivered (whether accepted or refused) as established by the U.S. Postal Service return receipt. Any address or addressee for notice may be changed by written notice delivered as provided herein.

ATTORNEYS' FEES:

Except as otherwise specifically set forth herein, each party will be responsible to pay its own attorneys' fees, costs and expenses arising as a result of any suit or arbitration proceeding arising under this Master Agreement and neither the TC, nor the Contractor will be entitled to recover their respective attorneys' fees, costs or expenses from one another, unless required by statute. This section shall survive the termination of this Master Agreement.

TERMINATION:

Notwithstanding anything contained herein to the contrary, Contractor may, upon thirty (30) days prior written notice to TC, terminate this Master Agreement at will and without cause, whereupon Contractor shall have no liability to TC by reason of such termination except for the payment of any Work completed by TC as of the date of such termination under a fully executed Job Order.

AGREEMENT FOR ALL WORK:

This Master Agreement applies to all Work performed by TC for Contractor unless otherwise expressly agreed to by the parties in writing.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officers or representatives.

TRADE CONTRACTOR:

(Type or Print TC name)

By: _____

TC (Signature)

Name: _____

Title: _____

Date: _____

CONTRACTOR:

AVESTA HOMES PROPERTY MANAGEMENT LLC

By: _____

Contractor (Signature)

Name: _____

Title: _____

Date: _____

Avesta-approved Form

INFORMATION CONCERNING TRADE CONTRACTOR

Mailing Address:

Street Address (if different)

Phone: () _____

Mobile: () _____

Fax: () _____

E-mail address: _____

Federal ID # or Social Security #: _____

Incorporated () Yes () No If yes, what state _____

City License # _____

County License # _____

State License # _____

Liability Insurance

Insurance Company _____

Policy # _____

Agent Name _____

Insurance Agent Mailing Address:

Insurance Agent Phone: () _____

Coverage adequate in accordance with aforementioned terms and risk category? () Yes () No

Workers' Compensation Insurance

Insurance Company _____

Policy # _____

Agent Name _____

Insurance Agent Mailing Address:

Insurance Agent Phone: () _____

Has TC provided Certificate(s) of Insurance to satisfy all Agreement requirements?

() Yes () No

SAMPLE

EXHIBIT A - JOB ORDER

WTN: _____
 This agreement constitutes a Job Order issued pursuant to (and subject to the terms of) the Master Trade Agreement by and between Avesta Homes Property Management LLC (“**Contractor**”) and below named (“**TC**” or “**Trade Contractor**”). All capitalized terms used herein but not defined herein are used as defined in the Master Agreement. In the event of any conflict between this Job Order and the Master Agreement, the terms of the Master Agreement shall govern. The terms of this Job Order shall apply only to this Job Order and not to any other Job Order or other arrangement between the parties.

Avesta Property: _____	Check One:	<input type="checkbox"/> Operating Expense	<input type="checkbox"/> Capital Expense
------------------------	------------	--------------------------------------------	------------------------------------------

Units / Locations: _____
Work Scope to be Completed: _____

<input type="checkbox"/> Kitchen Light Fixture	<input type="checkbox"/> Refinish Tub	<input type="checkbox"/> Doors	<input type="checkbox"/> Grilles / Registers
<input type="checkbox"/> Kitchen Cabinets	<input type="checkbox"/> Toilet Accessories	<input type="checkbox"/> Bi-Fold Doors	<input type="checkbox"/> Windows
<input type="checkbox"/> Kitchen Countertops	<input type="checkbox"/> Toilet / Seat / Tank	<input type="checkbox"/> Drywall	<input type="checkbox"/> Clean Unit
<input type="checkbox"/> Kitchen Sink	<input type="checkbox"/> Bath Caulk	<input type="checkbox"/> Knockdown	<input type="checkbox"/> Trash Out
<input type="checkbox"/> Kitchen Faucet	<input type="checkbox"/> Mirror / Medicine Cabinet	<input type="checkbox"/> Paint	
<input type="checkbox"/> Kitchen Caulk	<input type="checkbox"/> Receptacles / Switches	<input type="checkbox"/> Tile / Grout	
<input type="checkbox"/> Appliances	<input type="checkbox"/> Receptacle / Switch Plates	<input type="checkbox"/> Carpet	
<input type="checkbox"/> Bath Light Fixture	<input type="checkbox"/> Fans	<input type="checkbox"/> Vinyl Planking / Sheet	
<input type="checkbox"/> Bath Vanity Top	<input type="checkbox"/> Wall Light Fixture	<input type="checkbox"/> Baseboards & Caulk	
<input type="checkbox"/> Bath Vanity Base	<input type="checkbox"/> Ceiling Fixture	<input type="checkbox"/> Air Handler	
<input type="checkbox"/> Vanity Faucet	<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Condensing Unit	
<input type="checkbox"/> Tile at Tub	<input type="checkbox"/> Hot Water Heater	<input type="checkbox"/> Thermostat	

Additional Scope Notes:

Work Start Date: _____	Work Completion Date: _____
Deposit Amount: _____	Total Payment Amount: _____
Deadline Bonus Amount: _____	Total Payment Amount w/ Bonus: _____

Warranty Information and Additional Details:

TRADE CONTRACTOR:

CONTRACTOR:

Avesta Homes

By: _____
 (Type / Print Trade Contractor Company Name)

By: _____

(Trade Contractor Signature)

(Avesta Rep Signature)

Name: _____

Name: _____

Date: _____

Date: _____

THIS AREA TO BE FILLED OUT AFTER JOB COMPLETION ONLY

TRADE CONTRACTOR		By signing to the left, Trade Contractor hereby waives and releases its lien and right to claim for labor, services or materials furnished on his job, through the date set forth below, subject to the timely payment by Contractor of the amounts set forth herein. In addition, Trade Contractor certifies that (i) all work required under this Job Order has been performed in accordance with the terms thereof, (ii) there are no known mechanics or material men’s liens outstanding as of the date set forth below, and (iii) all contractors, material men and laborers who have furnished materials, labor or services to the above described property have been paid in full for the work, material and services furnished and performed through the date set forth below or will be paid from the proceeds of the remaining payments due from Contractor under this Job Order.
By:	_____	
	(Trade Contractor Signature)	
Name:	_____	
Date:	_____	
CONTRACTOR		
Avesta Rep:	_____	
	(Avesta Rep Signature)	
Name:	_____	BONUS: Sign Here if Trade Contractor Earned Bonus
Date:	_____	_____
		(Avesta Rep Signature)

SAMPLE

EXHIBIT B - WAIVER AND RELEASE UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ _____, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished through _____ to _____ on the job of _____ to the following property:

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on _____

(NAME OF LIENOR)

By: _____
Signature of Lienor Representative

Printed Name

Avesta-approved Form

SAMPLE

EXHIBIT C - FINAL WAIVER AND RELEASE OF LIEN

The undersigned lienor, in consideration of the sum of \$ _____ hereby releases its lien and right to claim a lien for labor, services, or materials furnished to Avesta Homes Property Management LLC ("Avesta") on the job of _____ for _____ for improvements to the property described below.

The undersigned further warrants and certifies that all work to be performed under the Master Trade Agreement and subsequent Job Orders and Change Orders has been fully completed, that it has fully paid for all labor, materials, and services furnished by or through Trade Contractor, including any sales, use and/or other taxes which may be due for such labor, materials and services, and that no person or entity furnishing labor, materials, and services to Trade Contractor has any valid lien, claim, title, or right against the materials, Project, or real property upon which the Project is located. This certification is executed by Trade Contractor in accordance with section 713.06, Fla. Stat., for the purposes of obtaining final payment from Avesta in the amount set forth below.

The undersigned further acknowledges that Avesta may rely upon the accuracy and completeness of any and all representations made herein. Trade Contractor agrees that receipt of payment pursuant to this Request for Payment shall constitute a waiver and release of Avesta, its affiliates, its surety (if any), and the Owner from any further liability or claim arising out of or relating to the Work performed or labor, materials, or services furnished by, to, or through Trade Contractor in connection to the Project through this date.

Legal Description:

(Name of Lien Claimant)

Signed on: _____
(Date)

By: _____
(Signature of Lien Claimant)

Address: _____

Telephone: _____

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 20__ before me personally appeared _____, who is personally known or produced identification to be the person who executed the forgoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

(SEAL)

Signature of NOTARY PUBLIC

Name: _____
(Legibly Printed)

Avesta-approved Form