



**Level Best Roofing, LLC.**

819 SW Federal Hwy, Suite 201

Stuart, Fl. 34994

Phone: 844-458-5237

Email: Office@levelbestroofing.com

**Retail Roofing Agreement**

Name ( Owner)	Phone #:	Today's Date:
Address:	Email Address:	
City, State, Zip Code	Sales Rep:	Sales Rep. Cell:

**Total 4-Plex Building Cost..... \$ 35,596**

**Individual Unit Cost (per owner) ..... \$ 8,899 (PACE Financing Available)**

**Prices good for 30 days**



**Included-Flat Roof only**

- ★ PACE financing is available
- ★ Remove existing Flat Roof completely, prime concrete surface with Primer.
- ★ Install 1x6 pressure treated boards.
- ★ Install 1 ply of ¾” Perlite high density board insulation with hot asphalt.
- ★ Install 1 ply of Base Sheet base 20 with hot asphalt.
- ★ Install 2 inner plies of fiberglass PLY IV with hot mop application using Roofing Tar.
- ★ All lead pipe boots and roof vents will be replaced.
- ★ Install GMS modified.
- ★ Install new 3x4 copper drip edge.
- ★ Install granules on all asphalt to bleed.

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- ★ Clean up and remove all debris daily (no dumpsters used).
- ★ Contract includes Worker's Compensation Insurance, Liability Insurance, and Auto Fleet Insurance, licenses and permit fees.
- ★ Roof system with 7 Year Warranty as described above.
- ★ Permit fees from the Building Department are included in this agreement.

**Roof Extras** - The following are not included in the agreement unless listed in special instructions and priced below.

- ★ **Cost to remove on/or replace the AC units on the roof is not included in this proposal**

**Not Included**

- ★ Gutters are not included.
- ★ Replacement of fascia board
- ★ Mansard roofing is not included
- ★ Skylights are not included
- ★ Cutting Stucco to remove & replace wall flashing with new 26 gauge L Flashing and/or replacement of soffit substrate including Stucco textured to match including any necessary caulking and painting at a rate of \$30 per foot.

**Draw Schedule** *(all major CC are accepted And PACE financing is available)*

- ★ \_\_\_\_\_ 30% on acceptance of contract.
- ★ \_\_\_\_\_ 50% Due upon commencement
- ★ \_\_\_\_\_ 20% Due upon the final pass of inspection.

**Special Instruction:**



**Note:** Removal and Replacement (if required) of AC Units on the roof are the responsibility of the Homeowner.

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## Annual Summary

<b>Project Cost:</b>	\$8,999
<b>Annual Payment:</b>	\$1,008
Tax Savings:	- \$320
Utility Savings:	-\$0
<b>Net Payment:</b>	\$688

## Annual Term Choices

Term	5 Years	10 Years	15 Years	20 Years	25 Years	30 Years
<b>Annual Payment</b>	\$2,547	\$1,543	\$1,229	\$1,085	\$1,008	\$964
<b>Tax Savings</b>	\$372	\$372	\$372	\$344	\$320	\$306
<b>Interest Rate</b>	8.99%	8.99%	8.99%	8.99%	8.99%	8.99%
<b>APR</b>	11.57%	10.51%	10.13%	9.94%	9.82%	9.76%
<b>After Tax APR</b>	5.53%	4.47%	4.37%	4.93%	5.45%	5.78%

## Monthly Summary

<b>Project Cost:</b>	\$8,999
<b>Monthly Payment:</b>	\$84
Tax Savings:	- \$27
Utility Savings:	-\$0
<b>Net Payment:</b>	\$57

## Monthly Term Choices

Term	5 Years	10 Years	15 Years	20 Years	25 Years	30 Years
<b>Monthly Payment</b>	\$212	\$129	\$102	\$90	\$84	\$80
<b>Tax Savings</b>	\$31	\$31	\$31	\$29	\$27	\$26
<b>Interest Rate</b>	8.99%	8.99%	8.99%	8.99%	8.99%	8.99%
<b>APR</b>	11.57%	10.51%	10.13%	9.94%	9.82%	9.76%
<b>After Tax APR</b>	5.53%	4.47%	4.37%	4.93%	5.45%	5.78%

### **HOW TO PREPARE FOR A ROOFING JOB AND WHAT TO EXPECT**

The removal of your old roofing system is demolition work. Your property will become a construction site and you will need to be prepared for the conditions that are a normal part of that process. You, the homeowner, are responsible for the following conditions, not LBR.

1. There will be a lot of noise! Constant hammering and the operation of power tools for one or more days may cause distress to persons or pets on the property.
2. Construction sites can be dangerous. Keep children and pets away from the work area. Avoid walking through the work area whenever possible.
3. The hammering may cause vibrations that could shake loose items from shelves and walls: pictures, plates, and figurines. Please remove or secure them to prevent damage.
4. The vibration can also cause dust and debris to fall from rafters, skylights, light fixtures, and ventilation ducts. Any articles or valuables in your attic or underneath these areas should be covered.
5. As the old roofing system is removed, a tremendous amount of weight is taken off the frame of your home. This can cause slight movements in rafters, beams, and walls. This shifting may cause cracks in the plaster, paint, and stucco of your home.
6. Debris can fall from the roof. Remove all items from around the house: pool and patio furniture, potted plants, gardening equipment, etc. We will try to protect your plants, however many times the layout of the landscaping and the paths required to allow workers to access the job will cause unavoidable damage to branches, leaves, and blooms. We will make every reasonable effort to pick up all nails and debris, however, please be advised that a few nails hidden in the grass and shrubbery may remain. Also, check the bottom of your shoes prior to entering your home to avoid tracking stray tar.
7. Rain gutters are often damaged during the roofing process. We will take precautions to try to minimize damage, However, it is often unavoidable due to the manner in which the gutters are attached. You may want to contact a gutter company to have the gutters removed prior to our work.
8. We will need access to your driveway to load and remove material. Please park your vehicles away from the house and allow complete access to the driveway.
9. Heavy equipment may be used for the job. This can cause cracks to driveways or walkways and damage to lawns, sprinklers, and septic systems. Please let us know the location of your sprinklers and septic system so we can avoid them, if possible.
10. We may need to have access to electrical outlets and water supply in order to complete the project. Please check your circuit breakers to make sure they are operating correctly and have not been tripped.
11. Have all heater, hot water, and stove vents checked upon completion of your roof to make sure they have not been loosened.
12. Sagging or deflections in the roof decking will not be corrected with standard re-roofing. In some cases, they may become more pronounced. Furthermore, the new roof may drain differently from the original, especially if different materials are used.
13. We cannot see through the old roof to know how much-rotted wood is present. Once the old roof is removed we will replace all rotted wood on a price per square foot basis to be added to the estimated total.
14. Depending on the design, some roofs must be sealed into sidewalls. Where this occurs it may be necessary to have additional work done by a carpenter, plasterer, or painting contractor following the completion of our work. The hiring of an electrician or plumber could also be required for some appliances such as air conditioning and other electrical or plumbing equipment.
15. No verbal modifications of this contract will be recognized and any alterations must be by written agreement signed by Level Best Roofing, LLC. officer.

We will take precautions to prevent or minimize the amount of damage this process will have upon your property, however, we will not be responsible for the cost of those damages should they occur.

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**PROPOSAL/CONTRACT CONDITIONS**

All materials are guaranteed to be as specified. All work is to be completed professionally according to required building codes and standard practices. Any alteration or deviation from the above specifications will be executed only upon written and signed change order, and if involving extra cost will become an extra charge over and above the contract price. This contract constitutes the entire agreement between the parties and there are no oral promises outside of this contract. Any prior contracts, representation, statements, understandings, or other communications not written into this contract are agreed to be immaterial, and not relied upon by any party, and do not survive the execution of this contract. Level Best Roofing, LLC. shall not be liable for the failure of performance due to labor controversies, strikes, fires, weather, an inability to obtain materials from usual sources, or any other circumstances beyond the control of Level Best Roofing, LLC. The owner shall purchase and maintain Homeowner's Insurance sufficient to cover the value of the structure and work at all stages of completion. Owner and Level Best Roofing, LLC. have the right to cancel this contract within three business days without penalty. Beyond this time the contract is considered to have commenced and cannot be canceled except by mutual written agreement of the parties. If this contract is canceled by the Owner after three days, the Owner shall pay Level Best Roofing, LLC. fifteen (15) percent of the contract price. Both parties agree that under such circumstances, damages would be difficult to calculate, that said amount constitutes liquidated damages, not a penalty, and that Level Best Roofing, LLC. agrees to accept such as a reasonable and just compensation for the value of investigations, consulting services, pre-construction services, lost opportunity, lost profit and other damages. Failure to make payment pursuant to this contract shall be considered a breach of this contract. It shall terminate all warranties and relieve Level Best Roofing, LLC. of any contractual obligations and liabilities. Interest shall accrue from the date payment is due at the maximum rate permitted under Florida law. The owner shall be liable for all costs, expenses, and reasonable attorney fees connected with the enforcement of the contract and collection of any monies owed. If any provision of this contract should be held to be invalid or unenforceable, such provision shall be deemed stricken and the entire remainder of this contract shall remain in full force and effect.

**FLORIDA REQUIRED CONSTRUCTION CONTRACT PROVISIONS**

The following provisions are required by Florida law to be included in home improvement and construction contracts. They are specified in detail. by Florida Statutes as to the words, size of type, and use of capital letters, therefore we can not in any way remove or change these provisions.

**CHAPTER 558 NOTICE OF CLAIM**

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

**BUYER'S RIGHT TO CANCEL**

This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: DIVISION OF PROFESSIONS CONSTRUCTION INDUSTRY LICENSING BOARD 1940 NORTH MONROE STREET TALLAHASSEE; FL 32399

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Property Owner (Print)

\_\_\_\_\_  
Level Best Roofing, LLC. Representative (Print)

\_\_\_\_\_  
Property Owner (Signature)

\_\_\_\_\_  
Level Best Roofing, LLC. Representative (Signature)

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