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Subcontractor / Artisan Agreement

For a tiler, POP man, electrician, plumber or any labour-only or supply-and-fix subcontractor

Agreement date	23-Nov-2026
Project	4-bedroom bungalow, Lugbe, Abuja (example)
Main contractor / owner	Example Builders Ltd
Subcontractor	Femi Tiles & Co. (example)
Subcontractor phone	0803 000 0000
Basis	Labour only / Supply & fix

1. THE WORK AND PRICE

Item	Description	Qty	Unit	Rate (₦)	Amount (₦)
1	Lay 600 × 600 porcelain floor tiles incl. cutting and grouting	165.00	m²	₦2,500	₦412,500
2	Wall tiles to bathrooms and kitchen splashback	78.00	m²	₦3,000	₦234,000
3	Tile skirting	140.00	m	₦400	₦56,000
				Agreed sum	**₦702,500**

2. PAYMENT PLAN

Stage	When		%		Amount (₦)
1	Advance on mobilisation		40.0%		₦281,000
2	When floors are 100% laid		40.0%		₦281,000
3	After snagging and client acceptance (retention)		20.0%		₦140,500
		Total	**100.0%**		**₦702,500**

3. TERMS

• Start: 1 Dec 2026. Finish within 14 working days of start, weather and other trades permitting.

• Materials (if labour only): supplied by the contractor; the subcontractor must check quantities on delivery and report shortages within 24 hours. Wastage above 10% is charged to the subcontractor.

• Workmanship: to the drawings, the manufacturer's instructions and the supervisor's directions. Lines straight, joints even, no hollow tiles. Defective work is redone at the subcontractor's cost.

• Variations: extra or changed work only on a written instruction with the price agreed first.

• The subcontractor provides its own tools and workers, pays them, and is responsible for their conduct and safety on site (boots and gloves at minimum).

• If the subcontractor abandons the work for 5 working days without good reason, the contractor may engage another artisan and deduct the extra cost from money due.
• Defects appearing within 3 months of completion are fixed free of charge.

Contractor / owner	**Subcontractor**
Name:	Name:
Date:	Date:

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