

FHIA, LLC

License No. CGC1519922
3801 SW 30th Ave.
Hollywood, FL 33312



Broward: 954-884-8500
Web: www.fhiaremodeling.com
Email: info@fhiaremodeling.com

Window & Door Contract

Julius Mitchell
Pearlnita Mitchell
165 SW Oakwood CT
Lake city FL 32024

561-236-7246
PERALNITAMI@GMAIL.COM:
Juliusmitchell72@gmail.com

Date: 07/07/2025
Rep: Joseph Miller

This Contract is made and entered into this date of 07/07/2025 by and between FHIA LLC, a Delaware Limited Liability Company known as ("Contractor" or "FHIA, LLC") Florida LIC: CGC1519922, and Julius Mitchell ("Owner") for certain Work on the property located at 165 SW Oakwood CT Lake city FL 32024 ("Property").

Pursuant to Florida Statutes § 713.015, the notice required to be printed in no less than 12-point capitalized, bold face print is contained on Exhibit "A" of this Agreement, on the page immediately following the signature page.

Scope of Work: The Contractor agrees to perform the work described on Exhibit "B" at the Property ("Work").

Contract Sum: Owner shall pay Contractor the sum of \$22,000 for the Work, subject to changes as set forth herein, as follows:

Julius Mitchell(Customer's Initials) *JM*

Owner hereby agrees that, pursuant to §489.126(2)(a), Florida Statutes, Contractor shall not be liable, nor required to return any Deposit paid, should the acquisition of permits exceed Thirty (30) days or the commencement of construction exceed Ninety (90) days.

This space intentionally left blank

EXHIBIT "A"

DISCLOSURE REGARDING MANDATORY PROVISIONS FOR DIRECT CONTRACTS

Pursuant to § 713.015, Florida Statutes, the following notice provision is required to be provided to the Owner (Owner) and printed in no less than 12-point, capitalized, boldface type on the front page of the contract or on a separate page, signed by the Owner (Owner) and dated. The following is provided in compliance with this requirement:

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

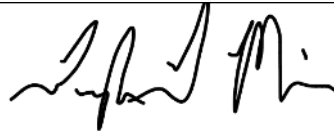
By signing, the Owner(s) acknowledges receipt of the above statutory disclosure, on the date set forth below:



Julius Mitchell

07/07/2025

Date



Joseph Miller

07/07/2025

Date



PearlNita Mitchell

07/07/2025

Date

This space intentionally left blank

FHIA One Year Total Investment	\$41,714
FHIA Monthly Marketing Promotion	\$4,250
Initial Visit Reward	\$3,750
Neighborhood Referral Program	\$3,371
Manufacturer Instant Rebate	\$8,343
Total Contract Price (including all discounts)	\$22,000
Deposit	0.00
Balance Due	\$22,000
Balance Form of Payment	Finance
All discounts are final. No additional promotions apply.	

Comfort Shield By Pella Non-Impact

	Window Style	3 Lite Roller	Window Brand	Comfort Shield By Pella (COLOR WHITE)	1
	Glass Type	Solar Max with Neat Technology	Quantity		
	Location	Family room	Package	Comfort Shield By Pella (COLOR WHITE)	
	Size	105 X 54			
	Window Style	Picture Window	Window Brand	Comfort Shield By Pella (COLOR WHITE)	1
	Glass Type	Solar Max with Neat Technology	Quantity		
	Location	%4.name%	Package	Comfort Shield By Pella (COLOR WHITE)	
	Grid/Pattern		Size	52 X 19	
	Window Style	Picture Window	Window Brand	Comfort Shield By Pella (COLOR WHITE)	1
	Glass Type	Solar Max with Neat Technology	Quantity		
	Location	Family room	Package	Comfort Shield By Pella (COLOR WHITE)	
	Grid/Pattern	%4.name%	Size	52 X 19	
	Window Style	3 Lite Roller	Window Brand	Comfort Shield By Pella (COLOR WHITE)	1
	Glass Type	Solar Max with Neat Technology	Quantity		
	Location	Office	Package	Comfort Shield By Pella (COLOR WHITE)	
	Size	105 X 60			

This space intentionally left blank