



REDFIN

PAINTING SERVICES AGREEMENT.

This Painting Services Agreement (the “Agreement”) is dated this 16th day of May, 2025.

Between

REDFIN

(“CONTRACTING PARTY”)

JESSICA MARIE HODGSON, representative of the company **REDFIN**, legal representation that I accredit with the testimony of the public deed number 12,536 (Twelve Thousand Five Hundred Thirty Six) granted before the notary offices volume XXVII (Twenty Seventh) book 1 (One) of Robert Simpson attorney that was signed on January 13, 2000 in 1099 Stewart St #600, Seattle, WA 98101.

-AND-

ERIK RAUL ALVARADO MIDENCE

(“CONTRACTOR”)

BACKGROUND

- A. The **CONTRACTING PARTY** is the opinion that the **CONTRACTOR** has the necessary qualifications, experience and abilities to provide painting services to the **CONTRACTING PARTY**.
- B. The **CONTRACTOR** is agreeable to providing such painting services to the **CONTRACTING PARTY** on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the **CONTRACTING PARTY** and the **CONTRACTOR** (individually the “Party” and collectively the “Parties” to this Agreement) agree as follows:

SERVICES PROVIDED

1. THE **CONTRACTING PARTY** hereby agrees to engage the **CONTRACTOR** To provide the **CONTRACTING PARTY** with the following painting services (the “services”):
 - The houses to be painted will be a project at least a week and mandatory.
 - Paint walls in a gray to white scale.
 - Doors, frames and roof not included.
2. The venue for delivery of the services is:
 - At the **CONTRACTOR** premises **MIAMI, FL, 33135** within 10 to 25 miles of the **CONTRACTOR** local area.
3. The time for delivery of the services is:
 - Monday to Friday from 5 am to 10 pm, with the **CONTRACTOR** having its own working hours.
4. The Services will also include any other painting tasks with the parties may agree on. The **CONTRACTOR** hereby agrees to provide such Services to the **CONTRACTING PARTY**.

TERM OF AGREEMENT

5. The term of this Agreement (the “Term”), will begin on the date of this Agreement and will remain in full force and effect until May 16th, 2027, subject to earlier termination as provided in this Agreement. The Term may be extended with the written consent of the Parties.
6. In the event that either Party wishes to terminate this Agreement prior to May 16th, 2027, that Party will be required to provide 10 days’ written notice to the other Party.



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PERFORMANCE

7. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

CURRENCY

8. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

Remuneration

9. The **CONTRACTOR** will charge the **CONTRACTING PARTY** a flat fee of \$6.50 per sq. ft. for the Services ("the Compensation"), for a house from 1000 to 1200 ft. from 1 to 3 bedroom and 2 bathrooms.
10. The **CONTRACTOR** will charge the **CONTRACTING PARTY** a flat fee of \$7.00 per sq. ft. for the Services ("the Compensation"), for a house from 1200 to 1500 ft. from 3 to 5 bedroom and 2 bathrooms.
11. The **CONTRACTOR** will charge the **CONTRACTING PARTY** a flat fee of \$7.20 per sq. ft for the Services ("the Compensation"), for a house from 1500 to 2200 ft. from 5 to 7 bedroom and 3 bathrooms.
12. The **CONTRACTING PARTY** shall pay the **CONTRACTOR** by check, cash, or deposit as stipulated in this contract for the rendering of "Services" 50% at the beginning of the project and 50% upon completion.
13. In the event that this Agreement is terminated by the **CONTRACTING PARTY** prior to completion of the Services but where the Services have been partially performed, The **CONTRACTOR** will be entitled to pro rata payment of the Compensation to the date of termination provided that there has been no breach of Agreement on the part of the **CONTRACTOR**.
14. The **CONTRACTOR** will not be reimbursed for any expenses incurred in connection with providing the Services of this Agreement.

CONFIDENTIALITY

15. Confidential information (the "Confidential information") refers to any data or information relating to the business of the **CONTRACTING PARTY** which would reasonably be considered to be proprietary to the **CONTRACTING PARTY** including, but no limited to, accounting records, business processes, and client records and that is not generally known in the industry of the **CONTRACTING PARTY** and where the release of that Confidential Information could reasonably be expected to cause harm to the **CONTRACTING PARTY**.
16. The **CONTRACTOR** agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Confidential Information which the **CONTRACTOR** has obtained, except as authorized by the **CONTRACTING PARTY** or as required by law. The **CONTRACTOR** further agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any personal information of the **CONTRACTING PARTY**, without the prior written consent of the **CONTRACTING PARTY**. The obligations of confidentiality will apply during the Term and will survive indefinitely upon termination of this Agreement.

EQUIPMENT

17. Except as otherwise provided in this Agreement, the **CONTRACTING PARTY** will provide at the **CONTRACTOR** own expense, any and all equipment, accessories, chemicals, solvents, painting fluids, workwear and any other supplies necessary to deliver the Services in accordance with the Agreement.

CAPACITY / INDEPENDENT CONTRACTOR

18. In providing the Services under this Agreement it is expressly agreed that the **CONTRACTOR** is acting as independent and not as an employee. The **CONTRACTOR** and the **CONTRACTING PARTY** acknowledge that this



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Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service. The **CONTRACTING PARTY** is not required to pay, or make and contributions to, any social security, local, state or federal tax, unemployment compensation, works compensation, insurance premium, profit – sharing, pension or any other employee benefit for the **CONTRACTOR** during the Term. The **CONTRACTOR** is responsible for paying and complying with reporting requirements for, all local, state and federal taxes related to payments made to the **CONTRACTOR** under this Agreement.

AUTONOMY

19. Except as otherwise provided in this Agreement, the **CONTRACTOR** will have full control over working time: methods, and decision making in relation to provision of the Services in accordance with the Agreement. The **CONTRACTOR** will work autonomously and not at the direction of the **CONTRACTING PARTY**. However, the **CONTRACTOR** will be responsive to the reasonable needs and concerns of the **CONTRACTING PARTY**.

NO EXCLUSIVITY

20. The Parties acknowledge that this Agreement is non – exclusive and that either Party will be free, during and after the Term, to engage or contract with third parties for the provision of services similar to the Services.

NOTICE

21. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:
- **CONTRACTOR:** MIAMI, FL, 33135
 - **CONTRACTING PARTY:** 1099 Stewart St #600, Seattle, WA 98101.

Or to such other address as either Party may from time to time notify the other, and will be deemed to be properly delivered: (A) Immediately upon being served personally, (B) two days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

INDEMNIFICATION

22. Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, and its respective directors shareholders, affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, which result from or arise out of any act or omission of the indemnify party, and permitted successors and assigns that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

MODIFICATION OF AGREEMENT

23. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement only is binding if evidenced in writing signed by each Party or an authorized representative of each Party.

ASSIGNMENT

24. The **CONTRACTOR** will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the **CONTRACTING PARTY**.

GOVERNING LAW

25. This Agreement will be governed by and construed in accordance with the laws of the State in the area of the **CONTRACTOR**.

TIME OF THE ESSENCE

26. Time is the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver or this provision.

ENTIRE AGREEMENT

27. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement without the prior written consent of the **CONTRACTING PARTY**.



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ENUREMENT

28. This Agreement will enure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators and permitted successors and assigns.

TITLES / HEADINGS

29. Heading are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

GENDER

30. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on this 16 days of May, 2025.

Signed by:



Signed by: _____

CONTRACTOR.