

Architect	Name	Owner	Name
Primary Office	Address	Primary Residence	Address

This Rider is made by and between the parties to the Design Contract ("AIA-B105" or "Contract") to which this is attached. This Rider shall be deemed incorporated by reference into the Contract.

1. USE OF BOLSTER-APPROVED CONTRACT TEMPLATES

AIA Contract Fee. If the Owner elects to use an Authorized Contract Template (and any other associated documents) provided by the American Institute of Architects (AIA), the Owner shall be responsible for paying Bolster any associated fees which shall be no more than 1.15 * the retail price of the Contract as set by the AIA.

2. PAYMENTS

Bolster's Role. Bolster's sole responsibilities and obligations to the parties as a platform shall be to (a) accurately invoice the Owner (b) collect the Owner's funds (c) report to all relevant parties that project funds have been received by Bolster (d) pay Bolster's commission from Architect's funds at the prevailing and agreed-upon commission rate (e) release funds to the Architect, minus any applicable retention or charges, in a timely and accurate manner upon the Architect's meeting of the conditions of the project's payment schedule and (f) accurately report the financial position of the project to all parties.

Milestone payments. Bolster will request one milestone payment in advance from the Owner and only release the funds to the Architect upon confirmation that the Architect has successfully completed that milestone. While Bolster provides the parties with a payment schedule guideline, the parties acknowledge and agree that the Architect, and not Bolster, is responsible for calculating their payment schedule for work on the project.

Change Orders. The parties acknowledge and agree that all change orders on the project are to be actioned, approved, paid for and processed through the Bolster Platform and that any change order administered outside of the Bolster Platform is invalid and Bolster will have no responsibility whatsoever for any consequences of this change order.

Approved Payment Methods: Unless otherwise specified by Bolster, the Owner agrees to make payments by wire transfer or payments as per the terms of the invoices generated by the Bolster platform and not by credit card or check.

Indemnification. Upon receipt of proof of the Owner's funds for a milestone payment have been received through the Bolster platform, the Architect will automatically consider themselves conditionally paid for that amount and release the Owner from any liability associated with the payment of that exact amount and proceed to deliver the next milestone of the project.

Professional's Role. The parties acknowledge and agree that Bolster's Payment Process is dependent upon accurate and timely information being provided to Bolster by the Architect and Bolster shall have no liabilities whatsoever in connection with or pursuant to failures of the Owner or Architect to provide accurate and timely information.

Payment Schedule. The Owner agrees to pay Bolster an initial payment of **\$7,000** as a minimum payment under this agreement for a total of **\$50,000**

This figure is subject to change if there is an approved increase or decrease in the scope of work. Payments will be made by the Owner according to the following payment schedule:

Design Stage	Design Stage Fee	Payable to Bolster	Payment Trigger of Stage Fee to Architect	Status
Conceptual Sketches	\$2,000	\$2,000	Completion of Conceptual Sketches	Paid
Survey	\$3,000	\$3,000 + \$4,000 = \$7,000	Completion of Survey	Pending
Schematic Design	\$4,000	\$10,000	Completion of Schematic Design	Pending
Design Development	\$10,000	\$20,000	Completion of Design Development	Pending
Design Development	\$20,000		Completion of Design Development	Pending
Construction Administration	\$11,000	\$11,000	Completion of Each Build Milestone	Pending
Total	\$50,000	\$50,000		

Third Party Fees. Alongside the above payments for the Architect, the Owner will also be billed for other third party fees that sit outside the architect's design work and are currently estimated in the Architect's Bolster Design Proposal. These include but are not restricted to the following:

Third Party	Est. Cost
Filing Representative ("Expediter")	\$2,000
Asbestos Testing	\$1,500
Special Inspections	\$4,000
Filing Fees at DOB and LPC	\$2,500
HVAC Engineer	\$6,000
Total	\$16,000

5. SCHEDULE

The Architect agrees to deliver the Owner's project according to the following timetable:

Design Stage	Est. Start Date	Time Frame (weeks)	Est. Completion Date
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Conceptual Sketches	N/A	N/A	Completed
Survey	February 1, 2017	0.5	February 4, 2017
Schematic Design	February 4, 2017	0.9	February 10, 2017
Design Development	February 10, 2017	7.0	March 31, 2017
Design Development	March 31, 2017	7.0	May 19, 2017
Construction Administration	Build Start Date	0.0	Build End Date
Total		15.4	

6. TERMINATION

Upfront Cancellation. The parties acknowledge that (a) the Owner has certain rights to terminate the Contract under state law and federal law (see "Notice of Right to Cancel under Regulation Z" attached hereto as Attachment 1), and (b) such rights to terminate may be waived by the Owner under state and federal law in the event of a bona fide emergency. In addition, the Owner may terminate the Contract within three business days (i.e. weekdays excluding federal holidays) of the date Owner countersigns the Contract.

Failure to Start Project. The Owner may terminate the Contract if Contractor fails to commence the Project by the start date deadline specified in Section VI of the Contract.

Failure to Pay the Bolster Fees. The Architect may terminate the Contract if the Owner fails to countersign or pay Bolster within 14 days of the Architect's signing of the Contract.

Failure to Perform. A party may terminate the Contract if the other party is in material breach of the Contract and fails to cure such material breach within 30 days of written notice.

Failure to Make Payments. The Architect may terminate the Contract for default if the Owner persistently or repeatedly fails to make payments as specified above.

Insolvency. A party may terminate the Contract upon written notice if the other party becomes the subject of a bankruptcy or similar state law proceeding or becomes insolvent or a trustee, receiver, custodian, or agent is appointed to take charge of the property of such other party or there is an assignment for the benefit of creditors.

7. GENERAL

Compliance with Laws. The architect will observe and abide by and perform all of its obligations under the Contract in accordance with all applicable laws, rules and regulations of all governmental authorities having jurisdiction over the architect, the Project and the Work.

Miscellaneous. Except with the express written consent of the other party, neither party may assign, reassign, or otherwise transfer any of its obligations hereunder without the express written consent of (a) the other party, which consent shall not be unreasonably withheld, (b) Bolster, and (c) the Surety Provider. Nothing in this contract or this Rider shall be construed to create a contractual relationship between any persons or entities other than architect and owner.

Entire Agreement. The B105-2007 Contract, this Rider and Bolster's Terms of Service (found at <http://bolster.us/terms>) constitute the entire agreement of the parties with respect to the Project. No other agreements, oral or written, pertaining to the project exists between the parties and no purpose of terms and conditions (e.g. legal "boilerplate") attached to any forms or documents provided by the architect shall be valid or binding. The Contract and this Rider may only be modified by a written agreement signed by both parties and with the express written consent of Bolster.

The terms of this Rider are hereby agreed:

DATE SIGNATURE OF BOLSTER ARCHITECT

DATE SIGNATURE OF OWNER

PRINT NAME

PRINT NAME

ATTACHMENT 1

Notice of Right to Cancel Under regulation Z

To: Owner ("You" or "Owner")

From: _____ ("We" or "Architect")

Re: Your right to rescind the contract dated ____ / ____ / ____

You are entering into a transaction that may result in a security interest being placed on your home. You have a legal right under federal law to "rescind" or cancel this transaction, without cost, until midnight of the third business day after whichever of the following events occurs last (such date, the "Cancellation Deadline"):

(1) The date of the transaction, which is ____ / ____ / ____

(2) The date you receive your "truth in lending" disclosures, if applicable

(3) The date you receive this notice of your right of cancellation

A "business day" is any calendar day except Sundays and the legal public holidays specified in 5 U.S.C. 6103(a), such as New Year's Day, the Birthday of Martin Luther King, Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day.

The Cancellation Deadline is midnight, ____ / ____ / ____

If you cancel this transaction, the security interest (if any) becomes void. Within 20 calendar days after we receive your notice, we will take the steps necessary to reflect the termination of the security interest (if any), and we will return any money or property we have given any third party in connection with this transaction.

You may keep any money or property we have given you until we have taken the steps mentioned above, but you must then return the money or property to us. If it is impracticable or inequitable for you to return the property, you may tender its reasonable value. You may offer to return the property at your home or at the location of the project. Money must be returned to the address below. If we do not take possession of the money or property within 20 calendar days of your tender, you may keep it without further obligation.

If you decide to rescind this transaction, you may do so by notifying us in writing at: **119 West 24th Street, #5016, New York, NY, 10011.**

You may use any written statement that is signed and dated by you and states your intention to cancel, or you may use this notice by dating and signing below. Keep one copy of this notice because it contains important information about your rights. If you choose to rescind by mail, you must send the notice no later than midnight of the Rescission Deadline. If you send or deliver your written notice to cancel some other way, it must be delivered to the above address no later than midnight of the Rescission Deadline.

I WISH TO CANCEL.

Signature: _____ Date: ____ / ____ / ____

Sample