Conditional Partial Lien Waiver (US)

Conditional waiver and release on progress payment.

Several US states (including California, Texas, Arizona, Georgia, Florida, Michigan, Mississippi, Missouri, Nevada, Utah and Wyoming) require their own statutory wording or notarisation. Where that applies, use the state form; this template is for the remaining states.

Project

PROJECT NAME

JOB NO.

STATE

PROJECT ADDRESS

PROPERTY OWNER

CUSTOMER (WHO HIRED YOU)

Claimant

LEGAL NAME

EMAIL

PHONE

ADDRESS

Payment

PROGRESS PAYMENT (US$)

WORK THROUGH DATE

PAID BY (MAKER OF CHECK)

CHECK OR TRANSFER REFERENCE

CHECK AMOUNT (US$)

EXCEPTIONS (DISPUTED CLAIMS, RETENTION, EXTRAS NOT COVERED)

Waiver and release

This waiver takes effect only when the claimant has actually received the payment above and it has cleared the bank. Once it has, the claimant waives and releases all lien, stop-notice and payment-bond rights on this project for labor, services, equipment and materials supplied through the date above, except the exceptions listed.

This waiver does not cover retention, pending change orders or work after the through date.

SIGNER TITLE

DATE

Claimant

SIGNATURE

PRINTED NAME

DATE