Unconditional Final Lien Waiver (US)

Unconditional waiver and release on final 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

FINAL PAYMENT (US$)

PAID BY (MAKER OF CHECK)

EXCEPTIONS (DISPUTED CLAIMS, RETENTION, EXTRAS NOT COVERED)

Waiver and release

The claimant has been paid the amount above. The claimant waives and releases all lien, stop-notice and payment-bond rights on this project for labor, services, equipment and materials supplied for the whole job, except the exceptions listed. This release is effective now, whether or not any check later fails.

Warning: do not sign this unconditional waiver until you have been paid. If you have not been paid, use a conditional waiver.

The claimant confirms that all its own subcontractors, suppliers and workers on this project have been paid, or will be paid from this payment.

SIGNER TITLE

DATE

Claimant

SIGNATURE

PRINTED NAME

DATE