

Unconditional Lien Waiver

Prepared with Signathing. Roles: Claimant.

Sign this form only after the final payment has been received and has cleared. Unlike a conditional waiver, it takes effect as soon as it is signed, whether or not you have been paid. Some states prescribe the exact wording of a lien waiver by statute; check the law of the state where the project is located, or ask a lawyer, before using this form there.

1. Project and parties

Claimant (the contractor, subcontractor or supplier giving this waiver): _____

Customer (the party who hired the Claimant): _____

Owner: _____

Project name and address: _____

State where the project is located: _____

2. Final payment received

Final payment amount (\$): _____

Check number or transfer reference: _____

Date received: _____

Total paid to the Claimant on the Project, all payments (\$): _____

3. Unconditional waiver and release

The Claimant has been paid in full for all labor, services, equipment and materials furnished to the Customer on the Project, and waives and releases any mechanics lien, stop payment notice, bond right or other claim the Claimant has or may have for that work, except as stated in section 4. This release is effective when signed and does not depend on any further payment.

4. Exceptions

Disputed claims kept out of this release (\$ and description), or none: _____

Nothing else is excluded. Retention, extras and change orders are covered unless they are listed above.

5. Claimant's statements

The Claimant has paid every subcontractor, supplier and worker it owes for work and materials on the Project, or will do so from the final payment, and no party has an unpaid claim through the Claimant. The person signing is authorized to sign for the Claimant and understands that this release cannot be undone once the Customer or Owner has relied on it.

Signer's title at the Claimant: _____

☐ I confirm the final payment has been received and I am authorized to sign for the Claimant

Signatures

Claimant

Signature

Date

Printed name