LIEN WAIVER AND RELEASE

Note: Arizona, California, Florida, Texas and several other states prescribe their own lien waiver forms. A waiver that does not follow the state form may release nothing. If the property is in one of those states, use the state's form instead of this blank.

Type of waiver (check one): [ ] Conditional, progress payment; [ ] Unconditional, progress payment; [ ] Conditional, final payment; [ ] Unconditional, final payment.

NOTICE TO THE CLAIMANT: An unconditional waiver binds you as soon as you sign it, even if the payment never arrives or a check is returned. Do not sign an unconditional waiver until you have been paid in cleared funds.

1. PARTIES AND PROPERTY

Claimant: _____, of _____ (the "Claimant"), who furnished labor, services, equipment or materials as a (check one): [ ] general contractor; [ ] subcontractor; [ ] material supplier; [ ] equipment rental company; [ ] laborer.

Owner: _____ (the "Owner").

Customer (the party that hired the Claimant): _____ [ ] The Owner hired the Claimant directly.

Property: _____, in _____ County, State of _____ (the "Property"). Legal description: _____

Job name or number: _____ Construction lender (if any): _____

Work furnished by the Claimant: _____

2. PAYMENT

Payment amount: $_____ Paid by: _____ Invoice or pay application: _____

For a progress payment, work covered through: _____

Condition of Payment (conditional waivers only): this waiver takes effect only when the Claimant has received the payment in good funds. If payment is made by check, it takes effect only when the check has been properly endorsed and paid by the bank on which it is drawn. Until then, the Claimant keeps all of its lien and payment rights.

3. WAIVER AND RELEASE

Progress payment: the Claimant waives and releases any mechanic's lien, construction lien or other lien right, and any similar claim it has against the Property, for labor, services, equipment and materials furnished through the date above, to the extent of the payment, except as stated under Exceptions.

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Final payment: the Claimant waives and releases any mechanic's lien, construction lien or other lien right, and any similar claim it has against the Property, for all labor, services, equipment and materials it furnished for the Property, except any disputed claims stated under Exceptions.

[ ] This waiver also releases any claim against a payment bond for the same work.

4. EXCEPTIONS

This waiver does not cover work furnished after the through date of a progress payment, or:

Retention held back: $_____ Unpaid extras or change orders: _____

Disputed claims not waived (final payment): $_____, for _____

5. PAYMENT OF SUBCONTRACTORS AND SUPPLIERS

(Check one, or leave blank): [ ] The Claimant has paid in full everyone it hired for the work covered by this waiver. [ ] The Claimant will promptly pay everyone it hired for that work from this payment.

6. GENERAL TERMS

Scope. This waiver applies only to the Property and to the work and payment described in it, and releases only the rights described above.

Reliance. The Owner, the Customer, any construction lender and anyone else with an interest in the Property may rely on this waiver (for a conditional waiver, once the payment condition has been met).

Governing Law. This waiver is governed by the law of the state where the Property is located.

Date: _____

SIGNATURES

Claimant

Signature: _____ Date: _____

Printed Name: _____

SIGNING FOR A BUSINESS (IF APPLICABLE)

Business name: _____ Signed by: _____-

Title: _____

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