

# Lien Waiver

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**Date**

**Project Name**

**Project Address**

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## 1. Parties

This **Lien Waiver and Release** ("**Waiver**") is made by:

**Waiving Party**

in favor of:

**Paying Party**

The Waiving Party and the Paying Party may be referred to individually as a "**Party**" and collectively as the "**Parties.**"

## 2. Purpose

The purpose of this Waiver is to confirm that, upon receipt of the payment described below, the Waiving Party relinquishes certain rights to claim a lien or similar security interest against the Project property to the extent specified in this document.

## 3. Description of Work

The Waiving Party affirms that it has furnished labor, services, materials, equipment, or other contributions for the Project as described below:

Scope of Work / Supply:

#### 4. Payment Details

The Waiving Party acknowledges receipt (or expected receipt, if conditional) of the following payment:

Description	Amount
Payment Amount	
Payment Date	
Payment Reference (Invoice/Check No.)	

#### 5. Type of Waiver

This Waiver shall operate as a conditional waiver. This Waiver is effective only upon actual receipt and clearance of the payment described in the Payment Details section.

#### 6. Waiver and Release of Lien Rights

To the extent of the payment identified in the Payment Details section, the Waiving Party:

- Waives and releases any and all rights to file, assert, or enforce a lien, claim, or encumbrance against the Project property;
- Releases any rights against the Paying Party, the property owner, and the Project to secure payment for the work or materials covered by this Waiver.

This release applies only to work performed or materials supplied up to the date specified in the Payment Details section.

#### 7. Exclusions

This Waiver does not apply to:

- Work performed or materials supplied after the date covered by this Waiver;
- Any retainage, pending payments, or disputed amounts not included in the Payment Details section;
- Claims arising from breach of contract, defective payment instruments, or other matters unrelated to lien rights.

## 8. Representations

The Waiving Party represents that:

- It has the authority to execute this Waiver;
- All subcontractors, suppliers, and laborers engaged by the Waiving Party have been paid in full from prior payments, except as disclosed below:  

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- No other liens or claims have been filed or will be filed for the work covered by this Waiver.

## 9. No Admission

Execution of this Waiver does not constitute an admission of liability or fault by any Party and is solely intended to document the release of lien rights as described herein.

## 10. Governing Law

This Waiver shall be governed by and interpreted in accordance with the laws of \_\_\_\_\_, without regard to conflict of law principles.

## 11. Entire Understanding

This Waiver represents the entire understanding between the Parties regarding the subject matter and supersedes any prior discussions or representations relating to lien rights for the specified work and payment.

## 12. Execution

This Waiver may be executed electronically or in counterparts, each of which shall be considered an original and together constitute one document.

### Waiving Party

**Name**

**Date**

**Signature**

\_\_\_\_\_

### Paying Party

**Name**

**Date**

**Signature**

\_\_\_\_\_



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