

Waiver & Release of Lien

Small Business

4 forms

Recording requested by: _____
When recorded, mail to: _____

Name: _____
Address: _____
City: _____
State/Zip: _____

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Document prepared by:
Name _____
Address _____
City/State/Zip _____

WAIVER AND RELEASE OF LIEN

State of _____
County of _____

I, _____, being duly sworn, state the following:

I am employed by _____, whose address is _____
_____, I have furnished labor and/or materials described as:

for work done at the address of _____, the legal property
description of which is:

and which is owned by _____, whose address is _____
_____, and I do hereby state I have been paid in full for the above-mentioned labor and/or
materials and I do unconditionally waive all liens or claims of liens relating to this labor and/or materials that I have or had on
the foregoing real property.

Signature of Person Waiving Lien

Name of Person Waiving Lien

- Use to waive a future lien or release a current lien
- Step-by-step instructions
- Easy to understand language - no "legalese"

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Waiver & Release of Lien

INSTRUCTIONS FOR WAIVER & RELEASE OF LIEN

This form is used to waive or release a claim of lien against a particular piece of real estate, for money owed by the owner of the real estate for labor or material that you provided for improvements to that particular piece of property. A lien is a claim against a piece of real estate that must be paid off prior to the property being transferred or sold. This type of lien is often referred to as a mechanic's lien and may, generally, be filed by anyone who has supplied labor and/or materials for the improvement of a piece of real estate. This form is used to waive a future lien (give up the right to assert a lien), or to release a lien (state that the reasons for the lien have now been satisfied). It may be used by a homeowner to make certain that any contractors or subcontractors release a lien that they, themselves, have filed against a particular piece of real estate. To effectively release a lien, this form must be signed in front of a notary public and then must be filed in the recorder's office of the county in which the property is located.

Recording requested by: _____ 1
When recorded, mail to: _____

Name: _____ 2
Address: _____ 3
City: _____ 4
State/Zip: _____ 5

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Document prepared by:
Name: _____ 6
Address: _____ 7
City/State/Zip: _____ 8

WAIVER AND RELEASE OF LIEN

State of _____ 9
County of _____ 10

I, _____ 11, being duly sworn, state the following:

I am employed by _____ 12, whose address is _____ 13
_____, I have furnished labor and/or materials described as:

_____ 14

for work done at the address of _____ 15, the legal property description of which is:

_____ 16

and which is owned by _____ 17, whose address is _____ 18

_____, and I do hereby state I have been paid in full for the above-mentioned labor and/or materials and I do unconditionally waive all liens or claims of liens relating to this labor and/or materials that I have or had on the foregoing real property.

Signature of Person Waiving Lien _____ 19
Name of Person Waiving Lien _____ 20

Address of person waiving lien: _____ 21

On _____ 22, _____ 23, came before me personally and, under oath, stated that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature _____ 24

Notary Public,
In and for the County of _____ 25 State of _____ 26

My commission expires: _____ 27 Seal _____ 28

!!This form must now print on one side only, which will now make this form 2 sheets.

To prepare this Waiver & Release of Lien, simply fill in the following information:

1. Name of person requesting recording of this waiver and release
 2. Name of person to whom the recorded waiver and release should be mailed to by the recorder's office
 3. Street address where waiver and release should be mailed
 4. City where waiver and release should be mailed
 5. State and Zip Code where waiver and release should be mailed
 6. Name of person preparing document
 7. Address of person preparing document
 8. City, State, and Zip Code of person preparing document
 9. State in which Notary is located
 10. County in which Notary is located
 11. Name of person waiving and releasing lien
 12. Name of employer of person waiving and releasing lien (may be "self-employed")
 13. Address of employer (your address if self-employed)
 14. Description of labor and/or materials provided
 15. Street address where labor or materials were provided
 16. Legal description of property (obtain from recorder's office or county tax office)
 17. Owner of property
 18. Address of owner of property
 19. Signature of person waiving and releasing lien
 20. Name of person waiving and releasing lien
 21. Address of person waiving and releasing lien
- The following should be completed by a notary public:**
22. Date when notarized
 23. Name of person waiving and releasing lien
 24. Notary signature
 25. County where document is notarized
 26. State where document is notarized
 27. Expiration date of Notary Public's commission
 28. Official Seal of Notary Public

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the foregoing real property.

Signature of Person Waiving Lien

Name of Person Waiving Lien

Address of person waiving lien:

On _____, _____, came before me personally and, under oath, stated that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

Notary Public,
In and for the County of _____ State of _____

My commission expires: _____

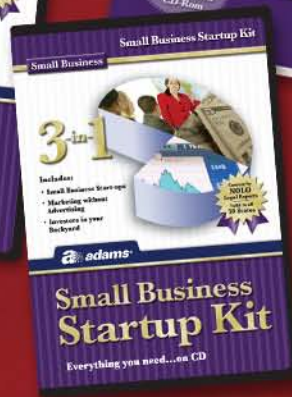
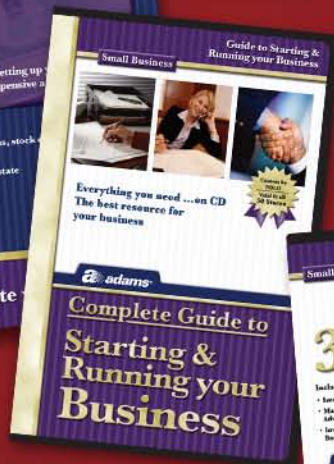
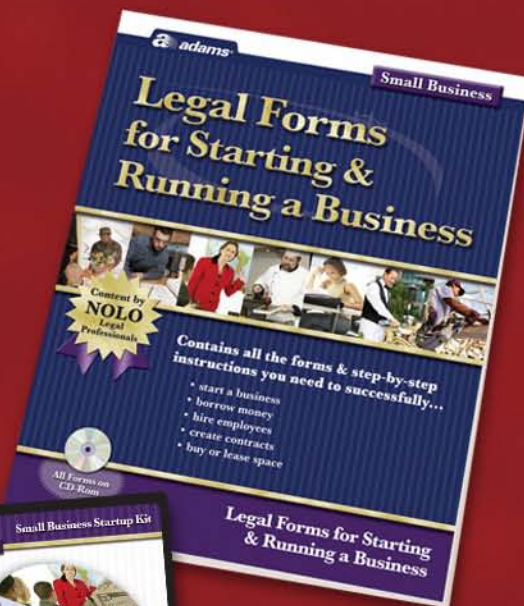
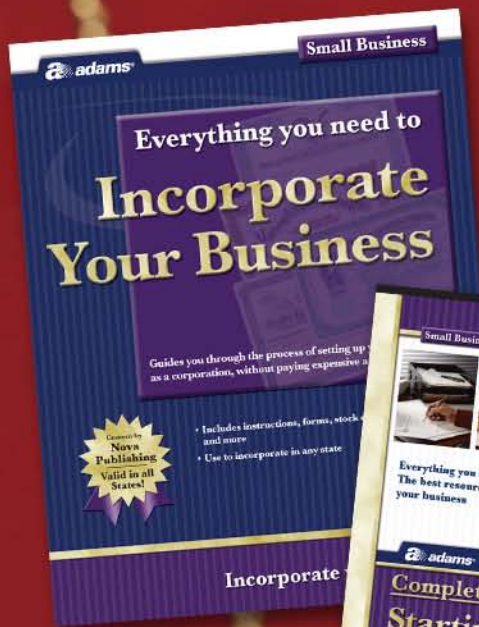
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